



Agenda

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SUMMARY COMMITTEE

Thursday, November 7, 2013 - 11:00 am

City Council Chambers

City Hall 1st Floor - 200 Lincoln Avenue

- A. ROLL CALL
- B. APPROVAL OF AGENDA
- C. APPROVAL OF MINUTES – September 12, 2013
- D. OLD BUSINESS
- E. NEW BUSINESS

1. **Case #2013-70. 212 Gonzales Road Family Transfer Lot Split.** Desiree Romero, Southwest Mountain Surveys, agent for Anthony and Suzanne Vigil and Rosaline C. Grimes, requests plat approval to divide approximately 0.38 acres into two lots. The property is zoned R-5 (Residential-5 dwelling units per acre). (William Lamboy, Case Manager)
2. **Case #2013-87. 947 Cerro de la Paz Lot Split.** James J. Medrano, Landmark Surveys, agent for Jose G. and Dina Rodriguez, requests plat approval to divide approximately 4.54 acres into two residential lots. The property is zoned R-1 (Residential-1 dwelling unit per acre). (William Lamboy, Case Manager)
3. **Case #2013-90. 5152 Beckner Road Lot Split.** James W. Siebert, James W. Siebert & Associates, Inc., agent for Beckner Equities, Inc., requests plat approval to divide approximately 21.77 acres into two lots. The property is zoned C-2 (General Commercial). (William Lamboy, Case Manager)
4. **Case #2013-92. 2496 Rancho Siringo Lot Split.** Fred A. and Josie Lucero, owners, request plat approval to divide approximately 0.49 acres into two residential lots. The property is zoned R-5 (Residential-5 dwelling units per acre). (William Lamboy, Case Manager)
5. **Case #2013-98. 27 Ridgeline Road Lot Split.** Dolores Vigil, Liaison Planning Services, Inc., agent for Alan Reeves, requests plat approval to divide approximately 2.5 acres into two residential lots. Located in the Phase 2 Annexation area, the property is zoned R-1 (Residential-1 dwelling unit per acre). (William Lamboy, Case Manager)

6. **Case #2013-99. 725 Canyon Road Lot Split.** Dean Shrader, High Desert Surveying, Inc., agent for Frank Sanchez, requests plat approval to divide approximately 0.26 acres into two residential lots. The property is zoned RC-8AC (Residential Compound-8 dwelling units per acre / Arts & Crafts District). (William Lamboy, Case Manager)

F. STAFF COMMUNICATIONS

G. MATTERS FROM THE COMMITTEE

H. ADJOURNMENT

NOTES:

- 1) Procedures in front of the Summary Committee are governed by Roberts Rules of Order. Postponed cases are postponed 1) to a specific date, or 2) indefinitely until specific conditions have been resolved, or 3) to a specific date with the provisions that specific conditions be resolved prior to that date. Postponed cases can be removed from postponement by a motion and vote of the Summary Committee.
- 2) Due to time constraints not all issues may be heard and may be rescheduled to the next scheduled Summary Committee meeting. This agenda is subject to change at the discretion of the Summary Committee.
- 3) New Mexico law requires the following administrative procedures to be followed by zoning boards conducting "quasi-judicial" hearings. In "quasi-judicial" hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and be subject to cross examination. Witnesses have the right to have an attorney present at the hearing. The zoning board will, in its discretion, grant or deny requests to postpone hearings.

***Persons with disabilities in need of special accommodations or the hearing impaired needing an interpreter please contact the City Clerk's Office (955-6520) 5 days prior to the hearing date.**

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CITY OF SANTA FE
SUMMARY COMMITTEE
November 7, 2013

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| <u>NEW BUSINESS</u> | | |
| <u>CASE #2013-70</u> 212 GONZALES ROAD FAMILY TRANSFER LOT SPLIT. DESIREE ROMERO, SOUTHWEST MOUNTAIN SURVEYS, AGENT FOR ANTHONY AND SUZANNE VIGIL AND ROSALINE C. GRIMES, REQUESTS PLAT APPROVAL TO DIVIDE APPROXIMATELY 0.38 ACRES INTO TWO LOTS. THE PROPERTY IS ZONED R-5 (RESIDENTIAL- 5 DWELLING UNITS PER ACRE) | Approved w/conditions | 2-4 |
| <u>CASE #2012-87.</u> 947 CERRO DE LA PAZ LOT SPLIT. JAMES J. MEDRANO, LANDMARK SURVEYS, AGENT FOR JOSE G. AND DINA RODRIGUEZ, REQUESTS PLAT APPROVAL TO DIVIDE APPROXIMATELY 4.54 ACRES INTO TWO RESIDENTIAL LOTS. THE PROPERTY IS ZONED R-1 (RESIDENTIAL – 1 DWELLING UNIT PER ACRE) | Approved w/conditions | 4-6 |
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CASE #2013-99. 725 CANYON ROAD LOT SPLIT. DEAN SHRADER, HIGH DESERT SURVEYING, INC., AGENT FOR FRANK SANCHEZ, REQUESTS PLAT APPROVAL TO DIVIDE APPROXIMATELY 0.26 ACRES INTO TWO RESIDENTIAL LOTS. THE PROPERTY IS ZONED RC-8AC (RESIDENTIAL COMPOUND-8 DWELLING UNITS PER ACRE/ARTS & CRAFTS DISTRICT)

Approved w/conditions

20-23

CASE #2013-98. DOLORES VIGIL, LIAISON PLANNING SERVICES, INC., AGENT FOR ALAN REEVES, REQUESTS PLAT APPROVAL TO DIVIDE APPROXIMATELY 2.5 ACRES INTO TWO RESIDENTIAL LOTS. LOCATED IN THE PHASE 2 ANNEXATION AREA, THE PROPERTY IS ZONED R-1 (RESIDENTIAL – 1 DWELLING UNIT PER ACRE)

Postponed to 12/05/13

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**MINUTES OF THE MEETING
OF THE CITY OF SANTA FE
SUMMARY COMMITTEE
November 7, 2013**

A regular meeting of the City of Santa Fe Summary Committee, was called to order by Chair Michael Harris, on Thursday, November 7, 2013, at approximately 11:00 a.m., in the City Council Chambers, City Hall, Santa Fe, New Mexico.

A. ROLL CALL

MEMBERS PRESENT:

Michael Harris, Chair
Lawrence Ortiz
John Padilla

OTHERS PRESENT:

Tamara Baer, Current Planning Division
William Lamboy, Current Planning Division
Melessia Helberg, Stenographer

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

B. APPROVAL OF AGENDA

Ms. Baer said the Agent for the Applicant in Case #E(5) has asked to be heard last on the Agenda.

MOTION: Commissioner Ortiz moved, seconded by Chair Harris, to approve the Agenda as amended.

VOTE: The motion was approved on a voice vote, with Commissioner Ortiz and Chair Harris voting in favor of the motion, no one voting against, and Commissioner Padilla absent for the vote..

C. APPROVAL OF MINUTES – SEPTEMBER 12, 2013

The following corrections were made to the minutes of September 12, 2013:

Page 5, paragraph 8, line 3, correct as follows: "... are to two off site...."

MOTION: Commissioner Ortiz moved, seconded by Chair Harris, to approve the minutes of the meeting of September 12, 2013, as amended.

VOTE: The motion was approved on a voice vote, with Commissioner Ortiz and Chair Harris voting in favor of the motion, no one voting against, and Commissioner Padilla absent for the vote..

D. OLD BUSINESS

There was no Old Business.

E. NEW BUSINESS

1. **CASE #2013-70 212 GONZALES ROAD FAMILY TRANSFER LOT SPLIT. DESIREE ROMERO, SOUTHWEST MOUNTAIN SURVEYS, AGENT FOR ANTHONY AND SUZANNE VIGIL AND ROSALINE C. GRIMES, REQUESTS PLAT APPROVAL TO DIVIDE APPROXIMATELY 0.38 ACRES INTO TWO LOTS. THE PROPERTY IS ZONED R-5 (RESIDENTIAL-5 DWELLING UNITS PER ACRE). (WILLIAM LAMBOY, CASE MANAGER)**

A Memorandum prepared October 21, 2013, for the Summary Committee Meeting of November 7, 2013, with attachments, to the Summary Committee, from William Lamboy, Senior Planner, Current Planning Division, is incorporated herewith to these minutes as Exhibit "1."

Staff Report

The staff report was presented by William Lamboy, Current Planning Division, which is contained in Exhibit "1."

Recommendation: The Land Use Department recommends Approval with conditions of approval as outlined in this [Staff] Report. [Exhibit "1"]

Public Hearing

Presentation by the Applicant

Desiree Romero, Southwest Mountain Surveys, 1114 Hickox Street, Agent for the applicant was sworn. Ms. Romero said the Applicant understands and agrees with all conditions of approval.

Speaking to the Request

There was no one speaking for against this request.

The Public Testimony Portion of the Public Hearing was closed

Commissioner Ortiz said this is yet another case where we once again have a different address, than where it is accessed. He said there was a similar case at the last meeting. He said he is still a little concerned about those in terms of emergency services. He said, "I kind of understand this particular one. Lorenzo Road is pretty inaccessible from 'that' direction, but just for the future if we can kind of look at those. I know we can GPS and get into the particulars of where locations are, but it's always an issue I have when you can't get there fast enough in certain situations. This is kind of just a comment that I have. I have nothing else, Mr. Chair."

Ms. Baer said the address in this case, reflects the access from which any emergency vehicle were to arrive, and that is what they go by. She did follow-up on that request and will speak to that under staff comment.

Chair Harris's remarks here are inaudible because his microphone wasn't turned on

Ms. Romero said, "I'll get that corrected for you."

Chair Harris said the requirements include quantitative standards and 5/10 is a quantitative standard, while 0.38 falls short and is not 95%, and asked for an explanation of the rationale.

Ms. Baer said those are two separate issues. She said on the density calculation you take the total number of acres and multiply by the zoning factor, which in this case is 0.38, the total acreage of both lots put together. That is then multiplied by five, which is the R-5 zoning, which comes to 1.95. And you are allowed to round up for a family transfer – if it is 0.5 or more, you can round up. She said Mr. Lamboy is making the point that it's really close, but we did need to use the family transfer provision, because it wasn't quite at two.

Ms. Baer said if this was not a family transfer, you would have 1.95 units, and the family transfer allows rounding up to 2. There are two circumstances which allow rounding-up, and/or if the second unit was for affordable housing.

Chair Harris asked how condition (b) applies here.

Ms. Baer said this is just we just discussed, which would be the rounding up.

Chair Harris said, with regard to Note #4 on the plat, Ms. Zaxus's comments about removing the defirm designation to firm designation, noting her Memo isn't cited under the conditions of approval, which is a correction.

Ms. Baer said staff will take care of that in the red line.

MOTION: Commissioner Ortiz moved, seconded by Chair Harris to approve Case #2013-70, 212 Gonzales Road Family Transfer Lot Split, with all conditions of approval as recommended by staff.

VOTE: The motion was approved on a voice vote, with Commissioner Ortiz and Chair Harris voting in favor of the motion, no one voting against, and Commissioner Padilla absent for the vote.

John Padilla arrived at the meeting

2. **CASE #2012-87. 947 CERRO DE LA PAZ LOT SPLIT. JAMES J. MEDRANO, LANDMARK SURVEYS, AGENT FOR JOSE G. AND DINA RODRIGUEZ, REQUESTS PLAT APPROVAL TO DIVIDE APPROXIMATELY 4.54 ACRES INTO TWO RESIDENTIAL LOTS. THE PROPERTY IS ZONED R-1 (RESIDENTIAL – 1 DWELLING UNIT PER ACRE). (WILLIAM LAMBOY, CASE MANAGER).**

A Memorandum prepared October 2, 2013 for the Summary Committee Meeting of November 7, 2013, with attachments, to the Summary Committee, from William Lamboy, Senior Planner, Current Planning Division, is incorporated herewith to these minutes as Exhibit "2."

A Memorandum dated November 7, 2013, with attachment, to the Summary Committee from Current Planning Division, regarding additional correspondence, is incorporated herewith to these minutes as Exhibit "3."

Staff Report

The staff report was presented by William Lamboy, Current Planning Division. Please Exhibit "3," for specifics of this presentation.

Recommendation: The Land Use Department recommends approval with the conditions of approval as outlined in this [Staff] report [Exhibit "2"]

Public Hearing

Presentation by the Applicant

James J. Medrano, Landmark Surveys, Agent for the owner, and Dina Rodriguez, owner, were sworn. Mr. Medrano said he has no statement at this time.

Dina Rodriguez, owner [previously sworn] said she understands and accepts the conditions of approval.

Speaking to the Request

Randall Moore, 938 Cerro de la Paz [previously sworn], said Cerro de la Paz is a narrow, winding dirt road, which is privately held. He said there is no neighborhood association or any organized structure for maintenance of it. He said Mr. Lamboy said the road is 38 feet wide, and it may be in places, but most of it is not. Additionally, there are two blind curves "which the neighbors couldn't come together to make it any safer," noting there are steep, long precipices to the bottom of the valley below. He said no one has ever been hurt on the road. However, there have been several close calls and altercations during previous construction. He said it isn't a safe situation in terms of construction traffic. He said no one disputes the right of the Rodriguezes to build their house, but a lot split means you are doubling the possibility of an accident which no one wants.

Mr. Moore continued, saying this is a bad idea, and won't benefit the neighborhood nor the neighbors, with the exception of the Rodriguezes. He said the property is on a steep, north facing slope, and in the winter when it snows, the people adjacent to the subject lot have to park "up on the road," which creates even more problems and danger. He said, "I think it's a bad idea."

Mr. Moore noted a letter from one of the neighbors, Christopher Avery, which is in the Committee packet. Please see Exhibit "3" for the text of this letter.

The Public Testimony Portion of the Public Hearing was closed

The Committee asked questions and commented as follows:

- Commissioner Padilla said there are two memos in the packet, one from Noah Burke and the other from Stan Holland. He said there are notations in both Memos and he doesn't see those notes on the plat. He asked if those will be added at this time, or if that would be picked up in the redline process.

Mr. Lamboy said if they are not already on the plat, they will be addressed at redline. He said he understands from Mr. Burke that the Applicants are in the process of requesting the required permits to address those issues.

- Commissioner Padilla said then the Applicant is aware of the additional comments by Mr. Burke and Mr. Lamboy for the conditions of approval.

Mr. Medrano said they are aware of the comments and have made the corrections to the plat, the latest print they submitted.

- Chair Harris's remarks here are inaudible because his microphone was turned off

Ms. Baer said, "Mr. Chair, we do agree with you."

Chair Harris said, depending on how this moves forward, we will need to remove the note which speaks to the restricted noise zone, which deals with the covenants which are between private parties. He said Mr. Moore said there may be covenants on the property, but there is no active association, and it outside our sphere of influence.

- Chair Harris said he heard a statement that Cerro de la Paz is a private roadway, and Mr. Lamboy said this is correct. Chair Harris said that also is an issue between private parties. He doesn't doubt what Mr. Moore said about the issues concerning safety and what happens in the winter when there is construction. However, that is a matter between the parties who access from the private road.

Ms. Baer said this is correct. She said John Romero, City Traffic Engineer and Stan Holland, Wastewater Division are here to answer questions.

- Chair Harris said Mr. Holland's comments are clear, and asked Mr. Romero to speak to this situation and the City's approach, in terms of this being a matter between private parties.

John Romero said he is correct, and in his opinion, the City has no jurisdiction over private roads in terms of responsibility for maintenance. He said, in terms of enforcement, there are few private roads where City staff goes out. He said the larger private roads are Camino Cruz Blanca that goes toward Wilderness Gate, noting there is an agreement between that HOA and the City where the police patrol the road. He said as far as private roads and driveways, it is between the property owner to cooperate, and if they can't, then it becomes a civil matter between the parties to take legal action.

- Responding to the Chair, Mr. Romero said the agreements are only for enforcement, and he knows of no maintenance agreements between the City and a HOA, in terms of police enforcement.
- Ms. Baer said Mr. Romero's Division does approve driveway permits, so if someone were to come in for a construction permit to build a house, they would have to get approval from Mr. Romero's Division for the location of the driveway, even to access a private road. She said that is part of the building permit review process.

MOTION: Commissioner Ortiz moved, seconded by Commissioner Padilla, to approve Case #2013-87, 947 Cerro de la Paz Lot Split, with all conditions of approval as recommended by staff.

VOTE: The motion was approved unanimously on a voice vote.

*There was a brief recess at the request of Commissioner Padilla
so he could ask a question of staff
11:32 a.m. to 11:33 a.m.*

3. **CASE #2013-90. 5151 BECKNER ROAD LOT SPLIT. JAMES W. SIEBERT, JAMES W. SIEBERT & ASSOCIATES, INC., AGENT FOR BECKNER EQUITIES, INC., REQUESTS PLAT APPROVAL TO DIVIDE APPROXIMATELY 21.77 ACRES INTO TWO LOTS. THE PROPERTY IS ZONED C-2 (GENERAL COMMERCIAL). (WILLIAM LAMBOY, CASE MANAGER).**

Commissioner Padilla disclosed that SMPC Architects, for whom he is a senior associate, has worked in the past with the Skaarsgard development, and they have completed their most recent contract with them. However, his firm has no current, on-going work with Skaarsgard. He said he feels that he can move forward to review this project w/o prejudice, and asked for the concurrence of the members of the Committee.

Chair Harris said both he and Commissioner Ortiz appreciate the disclosure, as a professional courtesy, and both of them are in favor of Commissioner Padilla's participation in this case.

A Memorandum prepared October 21, 2013 for the Summary Committee Meeting of November 7, 2013, with attachments, to the Summary Committee, from William Lamboy, Senior Planner, Current Planning Division, is incorporated herewith to these minutes as Exhibit "4."

Staff Report

The staff report was presented by William Lamboy, Current Planning Division. Please Exhibit "4" for specifics of this presentation.

Recommendation: The Land Use Department recommends Approval with the Conditions of Approval as outlined in this [Staff] report [Exhibit "4"].

Mr. Lamboy said there are proposed access changes which differ from those in the plat which was in the packet. He said the new proposal appears to address the Traffic Engineer's Condition #2 in the staff report, and Mr. Romero is here to address traffic related issues. He said Condition #2 on the City Notes and Conditions is not a City condition of approval, and staff and recommends removal of that note since that refers to a private agreement.

Ms. Baer said staff has an additional condition of approval. She said the easement provided is a 30 foot easement, and staff would like for the Applicant to agree to build the full road section when they

build on their portion of the property. She said Mr. Lamboy was in a pre-construction meeting with the Applicant yesterday along with the builders and representatives of the owner who agreed to that condition, noting Mr. Siebert wasn't in attendance.

Public Hearing

Presentation by the Applicant

Jim Siebert, 915 Mercer, Agent for the owner, was sworn. Mr. Siebert said he is unaware of the latest condition, but if the Applicant as agreed to it, it will shown as such on the plat. He said he and Mr. Romero have been back and forth on the language and we are in agreement with it at this point. He said the plat will be modified to show a wider easement, commenting he guesses the staff will tell him the width of the easement. He noted they will be following-up with this, with a subdivision of land which will be more lots on Lot 28. He said they did note on the plat that the road would be subject to relocation, noting they haven't noted how that road eventually will connect in the crossing, but this will be worked out with the subsequent plat.

Ms. Baer said there is yet an additional condition of approval the staff would like to request. Staff would like the Applicant to "compare with the Las Soleras design standards" which were approved originally for the commercial lots fronting Cerrillos Road, commenting she believes Mr. Siebert is aware of this condition.

Mr. Siebert said, "I would be reluctant to agree to that condition. I don't have enough information on the architectural design to know if we can commit to that or not. The architectural drawings are pretty much 100% complete. They are going to be submitting for the building permit currently, because the Veterans Clinic is on a very short time frame. I would hate to agree to that without knowing the details of the architectural design and they would have to come back and modify something that would delay the process and the opening of the Veterans Clinic."

Chair Harris said it seems there would be a mechanism within the body of the Master Plan to assure that, even with a lot split, they would have to meet the design standards.

Ms. Baer said the design standards were developed at our request specifically for the lots fronting Cerrillos Road, which were done by the Applicant. She said this project has been on the fast track. She said this is the reason things are happening at the last minute and not everybody being on the same page. Staff wasn't aware that there were completed architectural drawings and would have been happy to review those. She said there is room for compromise here, if Mr. Siebert would agree to work with us to try and accommodate those standards to the extent possible.

Mr. Siebert said, "Sure. Do we have a choice."

Commissioner Padilla asked if it would be appropriate to table this case a bit to allow the agent to speak to the owners to get a commitment from them.

Ms. Baer said that would be appropriate and staff supports it if Mr. Siebert is willing to contact his client.

Mr. Siebert said he would appreciate it, saying he would prefer to keep his role as consultant for this project, and he will contact his client to determine how to deal with the architectural standards.

Ms. Baer said, "I would ask that they agree to work with planning staff to comply to the extent possible with the design standards.

Speaking to the Request

There was no one speaking for or against this request.

The Public Testimony Portion of the Public Hearing was closed

MOTION: Commissioner Padilla moved to temporarily table this item until later in the meeting, to allow the Agent to review the proposed condition of approval as recommended by staff.

VOTE: The motion was approved unanimously on a voice vote.

The Committee then heard Cases E(4) and (6) before resuming consideration of this case

Following the approval of Case #H(6):

MOTION: Commissioner Padilla moved, seconded by Commissioner Ortiz, to remove Item #E(3) Case #2013-90, Beckner Road Lot Split, from the table for further discussion.

VOTE: The motion was approved unanimously on a voice vote.

RESUMPTION OF DISCUSSION ON CASE #2013-90

The Committee commented and asked questions as follows:

- Jim Siebert, previously sworn, thanked the Committee for the opportunity to speak to his client. He said he spoke with Yolanda Vigil who was in charge of yesterday's meeting, about the discussion. He said there seems to be a difference of opinion on what took place, but her recollection is there

was no discussion as to whether it was a public or private road. There was discussion that it served as the emergency access, so he thinks there is a real difference of opinion as to what took place at the meeting.

Mr. Siebert said, with regard to the 4A architectural standards, these were standards which were developed along Cerrillos Road, and are very specific to the commercial and retail orientation of those buildings to Cerrillos Road. He said, "My guess is this building probably would comply with those standards, 22 feet tall, it has various articulation to the facade, probably all of which would satisfy the standards. My client is reluctant to say this would be the case across the board and feels the standards for commercial development along Cerrillos Road are not the standards that would be applicable to architectural design along Beckner Road. This is a 22 foot tall building, 7,400 sq. ft. in size. It does have to comply with the City's architectural standards and it has. And so, I'm stuck in an awkward position here. The two conditions that were raised from the floor, my applicant really cannot agree to them."

- Chair Harris said even before we started today's case, he found the information was very confusing. Things were in our packet, things were handed to us at the podium for two new conditions. The Agent for the Applicant has a hard time agreeing to those, and is in an awkward position. Chair Harris said, "I also feel in an awkward position."
- Commissioner Padilla asked for clarification of the two new conditions of approval.

Ms. Baer said, "The first was compliance with the design standards that were approved and effective for the commercial lots on Cerrillos. The second was that this builder, applicant or owner, build the full roadway. And we did not ask that it be on your property, we just asked that they build the full width of whatever they were building the access road. The reason is if they build only the pavement and curb, gutter, sidewalk and planter on one side, that means we could be waiting 20 years for the other side to be built, and then it's going to be out of balance. It had less to do with the sidewalk on the other side, that it does with street trees in the planter on the other side of the road. I assume they would build both curb and gutter, and the pavement in between, but then sidewalks on one side and a planter only on one side."

- Responding to Commissioner Padilla, Ms. ^{Baer}~~Padilla~~ said this is in reference to the access road coming south off Beckner.
- Responding to the Chair, Mr. Siebert said Beckner Equities will build the building and then turn around and lease it to the Veterans Administration.
- Responding to the Chair, Mr. Romero said the comments in Sandra Kassen's Memo dated October 29, 2013, basically still stand. He said there are two conditions of approval. He said, "The first one is, we wanted that easement now on the east side of the property, so the remaining portion of Lot 28,,"

- Chair Harris interrupted saying he wants to slow everything down because it is confusing.
- Chair Harris said the first condition you are requesting is the easement on the east side of the proposed 28G."

Mr. Romero said, "Of the proposed smaller tract that the VA is going to go on, that would be created, so that way the remaining portion... the bigger portion, we can gain access to it. And what we wanted to avoid is having Lot 28 split into small piece after small piece, each with its individual access onto Beckner. With that easement, once Lot 28 comes in, the remaining portion, the bigger portion, we can go ahead and latch its internal circulation onto that easement and control how many access points total we'll have on Beckner Road. So the easement along the east side, to me, satisfies that condition.

Mr. Romero continued, "The second condition was the nature of the access onto Beckner Road. For now it's going to be a full access, and the reason is Beckner doesn't go anywhere, so people wouldn't be coming in and out of here off Cerrillos Road, and that's fine. But once Beckner gets extended or more curves along Beckner, there is the potential for that access to be limited to a note placed on the plat stating that. What Mr. Siebert and his client had asked was that we place on the plat a note that stated all the surrounding property owners of that access had to participate in its improvement in some future point. And we asked him to take that off, which he agreed to. And what I told him is that is a private matter and if they want to include that in the purchase agreement and their lease agreement – whatever they want to do is fine. But I'm saying if there a future portion of development, say the State offices if they go in, that comes in and triggers the need to limit access, it has to happen at that time, whether it's the State offices that do it, his clients that do it, the D.A., whoever, it doesn't matter to us, it just has to be done at whatever point in time the traffic study says so."

- Chair Harris asked Mr. Siebert if the two stated conditions which were known going into this meeting are understood and accepted by the applicant.

Mr. Siebert said yes they are, and they already have amended the plat to reflect those, and Mr. Romero has reviewed that.

- *Chair Harris's remarks are inaudible here because his microphone wasn't turned on.*

Mr. Siebert said, "Correct."

- Chair Harris said this is the language Mr. Romero just spoke to.

Mr. Siebert said, "Correct, we've reflected the plat to reflect that condition from what was originally submitted to the Planning Commission."

John Romero said if this case were to be approved with his proposed conditions, between now and the final sign-off on the plat, staff will ensure that his conditions, as stated in his memo, are placed on the plat.

Mr. Siebert said they have no objections to that whatsoever.

Chair Harris's remarks here are inaudible because his microphone was turned off.

- Chair Harris said we'll talk about the design standards first, and asked Commissioner Padilla to speak to that.
- Commissioner Padilla asked staff if anything which is to be developed on this lot, which would come forward to the City, would have to meet the City of Santa Fe City Code Architectural Design Standards.

Ms. Baer said this is correct.

- Commissioner Padilla asked what are the design standards for Cerrillos Road which were proposed for the commercial standards, and what is different between the two, and why are we doing that.

Ms. Baer said she said her primary concern would be signage, noting the signage restrictions are more severe on the ones imposed for Cerrillos Road. She said the problem was that they never saw the building and all of this has been rushed through and staff tried to accommodate them. She said they just want an extra assurance that what we will get here will be in keeping with what was promised for the entire development, which is good design. And that's really all they're looking for. She is unsure the City standards will guarantee that – they go a long way but they don't go all the way, and this is the reason extra design standards were developed by the applicant in conjunction with staff that gave us extra assurance in terms of design. She said they didn't review anything with more specificity in that, in part, because until yesterday, they didn't know the applicant had building plans drawn up. She said it really was just asking for extra assurance.

- Commissioner Padilla asked Mr. Siebert if he is aware of the additional design standards for the commercial lots on Cerrillos Road and if the building being designed would meet the architectural design standards of the City Code as well as address the conditions of design standards on Cerrillos Road.

Mr. Siebert said the problem is, other than the basic footprint of the building and how the circulation works, relative to the lot design, he is not aware of the architectural design of the building, so he really can't address that.

- Commissioner Padilla said the second condition was to build a full width road accessing off Beckner Road. He asked if they wouldn't be developing the full road anyway to service this lot. He asked where is the access.

Ms. Baer said the access is coming off Beckner, and it is unclear from the drawings, what they are proposing to build. It was never stated, and staff is trying to pin that down.

- Commissioner Padilla said if the access, as designed, is off Beckner, the 30 foot easement is an easement that might not be developed at any time.

Ms. Baer said no, they need it to get to their lot – this is how they will access their lot.

- Commissioner Padilla asked if there is a direct driveway or access point from Lot 28-G to Beckner Road.

Ms. Baer said this is it. It's new and created with this plat. It is the only access to the east of this lot, the 30 foot easement shown on the revised plat through this lot.

- Commissioner Padilla asked if there is a reason this wouldn't be approved, commenting he doesn't understand the requested condition.

Ms. Baer said staff is asking that it be improved to the full design standards, so it has curb, gutter, sidewalk and planters on both sides. She doesn't know if this is what they are proposing. She said when La Luz came forward, it proposed to build only a portion of that street with curb and gutter on both sides, but no sidewalk and planter on one of the sides. It's not clear what the applicant is proposing to build, and staff is asking them to build to the full design standards on both side.

- Commissioner Padilla asked Mr. Siebert his understanding of the development of your access point as proposed. Will it be just base course, or he would imagine there would be development of full curb and gutter, asphalt, sidewalk and planting strip.

Mr. Siebert said the way it would work is that there would be asphalt, curb and gutter on either side, and the sidewalk access takes place directly from the Beckner Road sidewalk directly to the building, "to the middle of the building where the handicapped is." He said all of those issues have been worked out.

Mr. Siebert said, "I think we have the cart before the horse here. We're dealing with a lot split, and there will be architectural plans that will be submitted for City review, and part of that will be the access road to this particular project." He said if a review takes place it should take place as part of the building permit process, and not as part of a lot split process.

Ms. Baer said she is unclear from this, whether the access easement is on the new property or if it straddles the new lot line, and she isn't hearing an answer to that. She said it appears to straddle the new lot line, which implies that road would not be built to its full extent. She doesn't agree that this is putting the cart before the horse. She said if the access easement was entirely on this new lot, it would be their expectation the road would be entirely on the lot and would be built to its full extent. If we approve it like this, at building permit they will come in and say, "But look you approved it, so we only have to build half the road."

Mr. Siebert said, "We're building a roadway that would satisfy all the access requirements for this building and the emergency access requirements on the plat. So, I'm not clear what's happening here, I guess."

- Chair Harris said as he understands it, "Las Soleras is a very substantive project and I think all of us want to get it off to a good start. I'm sure your clients do, they're the developers, and the City and certainly this body. Would it work to require full construction of the roadway, curb and gutter on each side, sidewalks on the 2G side, as well as landscaping on the 2G side. And then, wait until... what I hear Mr. Siebert saying is that there is going to be further subdivision of... further platting of Lot 28F for smaller lots. And that the roadway that would wind through that and tie into the crossing at Chamiso has not been identified. So we don't really know where the intersection would be for that new road. Would that be an acceptable compromise, Ms. Baer."
- Ms. Baer said, "It wouldn't be my first choice, but that is entirely up to this Committee. But what is still not clear to me, if that were the case, then why wouldn't the easement be entirely on 28G."
- Chair Harris said he isn't sure about that. He said, "We saw La Luz where a portion of it straddled the lot line, and the Archdiocese was going to build it out in the future. I have the idea this development is going to occur before the Archdiocese would move forward."
- Commissioner Padilla said the caption of the case is 5152 Beckner Road lot split. He said Mr. Siebert did make that clear, and he thinks we have seen in other reviews that show access easements which straddle property line, and as properties are developed, the first one in is the one that improves the easement. And then everybody else connects to that. He said since this is a case reviewing a lot split, the condition to build a total full width of the road may not be totally appropriate. He said, "I am a little more concerned with greater clarification on the design standards for the commercial lots on Cerrillos Road and imposing those on this lot. I just haven't seen a condition of approval to develop a full road on other lot splits. Is this typical, or is this atypical for conditions of approval by the City."

Mr. Romero said in his opinion the easement whether on one property or another, or both, provides the opportunity to do what we're going to want to do. He said in terms of functionality, we need curb and gutter on both sides of the road, and sidewalk on their side. He believes the clients will be able to do that. He said the sidewalk and trees on the other side are up to this Committee.

He said, "In my opinion, I don't think the location of the easement... I think the purpose of an easement is it gives us the right, gives us the right, either property the right to develop it for its intended use. So I think I would be all right with that."

- Commissioner Padilla said then the review process comes to the Land Use Department during permitting and goes through Mr. Romero's Division for development standards, road width, curb, gutter, sidewalk and landscape planner area.
- Mr. Romero said his department wouldn't review this. He said this road is more for the internal circulation of what will be the ultimate commercial center, once Lot 28 is completely built out. He said the road in front of Walmart is a private road, as well as the road between Las Soleras Drive and the crossings on Las Soleras where McDonalds, which is also a private road. He said in coordination with R.B. Zaxus and Planning, we would review it to be sure it would function right, but it is more for the inner circulation of a commercial area. He said we will be holding it to City standards, because we want drainage to be conveyed directly through curb and gutter. We are going to want pedestrian walkways so people from the VA can walk to whatever will be in the other commercial node and such.

Commissioner Padilla said it appears there is curb and gutter on one side, as per the survey provided, and asked if a sidewalk would be required on the north property line.

Mr. Romero said it may already have been constructed, but if not it would be required.

- Commissioner Padilla said it's not noted on the survey, so they would have to have that connection, even if it is just the width of the property so it could connect in the future for the entire development.

Mr. Romero said it has been built. He said we want to give them the flexibility to sell their lots, but we don't want this lot to be at the eastern end of the constructed Beckner with no sidewalk going toward Cerrillos, and they have done that through the construction of Beckner.

- Chair Harris asked, what happens if the Applicant does not agree to some of the conditions of approval and this body may impose all conditions as outlined by staff, noting the Agent for the Applicant has said they aren't in a position to agree to those. Hypothetically, the case is approved, with conditions, including the new conditions, those are binding.

Ms. Baer said that is correct, and the Applicant would have to appeal to the City Council.

- Commissioner Ortiz said, because of the fast tracking done on this case, there are some issues which can't get resolved here. He is hesitant about making a motion to postpone, but he would like to see some resolution. He is at a loss as to what we should do. He thinks they should build everything to what City staff is requesting, but it is a lot split and it's a bit confusing right now to try to move forward and make a really sound decision.

Ms. Baer said, "We would be all right with letting the question of how much of the road section gets built to be put off until the time of building permit, and clearly the staff will have something to say about it at that time, R.B. Zaxus more than Mr. Romero. It will be built to whatever City standards are required at that time, so we can live with that. As far as the design standards, we were just asking to have some level of review. We aren't asking that they be in complete conformance with those other design standards, to the extent those may not be applicable. It may be a different size building. Certainly it is a different size right of way. We're not holding them to those design standards, we're just asking that they look at those and make some effort to comply with them to the extent that they are applicable and feasible, so that seems reasonable to me."

- Chair Harris said he would agree. It is a matter of professional courtesy in a situation where it is being fast-tracked for the benefit of the Veterans Center and it is a community good. He said, "To me, what you proposed is a reasonable way to move forward. All 3 of us feel that way when we look at this particular case."
- Commissioner Padilla asked, for clarification, if we are saying we know that part of the review process will be in compliance with the Santa Fe City Code Architectural Design standards. He said, "What we are asking, is that the applicant, to the best of their ability, where feasible, look at incorporating the commercial design standards that were agreed to for the Cerrillos lots development."

Ms. Baer said this correct.

- Commissioner Padilla said, "Basically it asks them in their best faith effort to move forward and consider as many of those as possible, if feasible, to add those to this, and if appropriate. It's a big difference between a McDonald's and a VA Hospital in terms of design standards."

Ms. Baer said that is correct and she believes it would be very easy for them to comply, if appropriate.

MOTION: Commissioner Padilla moved, seconded by Commissioner Ortiz, to approve Case #2013-90, 5152 Beckner Road Lot Split, with all conditions of approval as recommended by staff, with an additional condition that the developer incorporate, where appropriate and feasible, the design standards which applied to the commercial lots of this subdivision along Cerrillos Road.

DISCUSSION: Chair Harris said two additional conditions were imposed during the discussion, and the motion addresses one. He said Ms. Baer said she thought the building permit process would satisfy City staff concerns in working with the developer, so in your opinion, you probably don't need to address it, and Ms. Baer said yes.

VOTE: The motion was approved unanimously on a voice vote.

4. CASE #2013-92. FRED A. AND JOSIE LUCERO, OWNERS, REQUEST PLAT APPROVAL TO DIVIDE APPROXIMATELY 0.49 ACRES INTO TWO RESIDENTIAL LOTS. THE PROPERTY IS ZONED R-5 (RESIDENTIAL 5-DWELLING UNITS PER ACRE). (WILLIAM LAMBOY, CASE MANAGER).

A Memorandum prepared October 21, 2013 for the Summary Committee Meeting of November 7, 2013, with attachments, to the Summary Committee, from William Lamboy, Senior Planner, Current Planning Division, is incorporated herewith to these minutes as Exhibit "5."

Staff Report

The staff report was presented by William Lamboy, Current Planning Division. Please Exhibit "5" for specifics of this presentation.

Recommendation: The Land Use Department recommends approval with all conditions of approval as outlined in this [Staff] report [Exhibit "5"].

Public Hearing

Presentation by the Applicant

Josie Lucero, 2835 West Alameda, Owner, was sworn. Ms. Lucero said she has a half acre which she wants to split into two lots, which is being done in the event her kids need something in the future, noting she has 4 children. She said she understand the conditions of approval as recommended by staff. She said if they build on it they will have to build a sidewalk. She asked if they can build the sidewalk or does the City build it.

Ms. Baer said it is fine for the Applicant or the Owner to build the sidewalk, but it has to build to the City standards.

Mr. Lucero said, "I hope you approve it."

Speaking to the Request

Marian Schruben, one of two contact persons on the newly formed Neighborhood Association [was sworn]. Ms. Schruben said she is acting in place of an HOA Board, because it hasn't met yet, and will be meeting for the first time on December 7, 2013. She said the Association has no objection to the lot split, because there are lot sizes which are smaller in their neighborhood, some of which are on Rancho Siringo Drive. She said they have known since the last General Plan Amendment, that many of the lots in the neighborhood are subject to lot splits.

Ms. Schruben said she has questions as follows: 1. Is there is a maximum square footage of the house on the ground level, given the number of easements. 2. Will parking be allowed on street. This is a very dicey intersection and with the improvement for the right turn lane on Yucca, it will get worse. 3. In the R-5 zoning is there a minimum lot size with and without easements. 4. Do you know anything about a small house movement, which might come up with another event later.

Ms. Schruben said other than these questions, the Association has no objection to the lot split.

Chair Harris said Ms. Schruben always is well spoken and represents her neighborhood quite well.

The Public Testimony Portion of the Public Hearing was closed

Chair Harris asked Ms. Baer to speak to Ms. Schruben's questions.

Ms. Baer said there will be a maximum footprint on the property, but she doesn't know what that is. She said to approve any lot, there has to be at least 2,000 sq. ft. of buildable area, which this lot satisfied. She said the maximum footprint of the house would be determined, primarily, by lot coverage which is 40% in this zoning district, and also by set-back – 15 ft. at the back, 5 at the sides and 7 at the front. Two parking spaces have to be provided on the property, so it is a matter of subtracting those from whatever the lot size is, "but I couldn't tell you what that number is."

Chair Harris said Ms. Schruben asked about a minimum lot size, which in R-5 would be 4,000 square feet, and asked if this is correct.

Ms. Baer said not really. She said if you are creating a lot, and you have a large piece of land, you can create minimum lot sizes that are as small as 4,000 sq. ft. or as little as 2,000 with common open space, but the number of lots still is determined by the overall density. She said, for example, if you have 10 acres, you can have 4,000 sq. ft. lots, but if the zoning is R-1, you can only have 10 houses. You could have 10 houses on 4,000 sq. ft. lots, but the rest of the land couldn't be developed. She said, in this case, they start with whatever is there now, and figure the density. She said in a way the Chair is correct, that you could have a 4,000 sq. ft. lot, but it would mean the other left over lots could not be further subdivided. It is the overall density that determines how many lots, but not necessarily the size of the lot. So if you're just going by size, in R-5, it would be 8,750.

Chair Harris asked Ms. Baer if she can answer Ms. Schruben's question with regard to on-street parking. He heard Ms. Baer say that two parking spaces would have to be provided on the lot, but what about the issue of on-street parking.

Ms. Baer said Mr. Romero would know.

Chair Harris said Rancho Siringo Drive has a 40 ft. right-of-way.

Mr. Romero said he would have to measure the street width. The required width to allow parking on one side would 26 feet from lip curb to lip curb, and he is unsure how much of the 40 ft. right-of-way is taken by the roadway. He said he can't answer this question without research.

Chair Harris asked Ms. Schruben if Mr. Romero answered her questions.

Ms. Schruben said yes. She said the concern about parking on Rancho Siringo Drive, is when the Higher Education Center does its traffic study at the intersection of Siringo Road and Yucca Drive, they are hoping to get a right turn lane from Siringo Road going south onto Yucca, on the southwest corner. She said because of the acute angle at which Rancho Siringo Drive meets Yucca, it is possible, because left turn will be prohibited, that any parking on the first lot on the corner would be questionable, noting that is where the Lucero lot is located. She said perhaps we can deal this in the "parking thing," but she just waited to raise the issue for the record.

Ms. Schruben said the current problem is the after-school pickup parking, noting there are no parking signs, but there are sometimes 20 cars parked there between 3:00 and 4:00 p.m. She said they would like to have enforcement of no the parking/pickup zone. And, once they get the traffic study they will look at the issue further. This is of concern to the Association.

Chair Harris said it sounds as if she will have the opportunity to speak to traffic and parking issues in the near future.

The Public Testimony Portion of the Public Hearing was Closed

Commissioner Padilla said, in the first photo in Exhibit D that shows the existing residences, it appears to him that there is a fence or fence line to the east of the existing residence, which doesn't show up in the survey in the packet, which would be the final plat. He asks if that shows a proposed lot.

Mr. Lamboy said it is just a privacy fence, but believes Ms. Lucero should address this issue.

Ms. Lucero said it is more of a privacy fence because they are close to the high school. She said she isn't requesting on-street parking because there is plenty of parking, noting the other lot will have plenty of parking. She said she used to live down the street and she came to the City to get it zoned yellow so they wouldn't park across the street. She said there were a bunch of druggies that would have

parties on the weekend that would block their driveway. She said people park all over when they come to pick up their kids. She said the fence is on another lot on the other side that they are trying to split.

Commissioner Padilla asked if that should be identified on the survey since it is an existing improvement should be identified on survey.

Mr. Lamboy said yes, and he will request that on the redline.

Chair Harris again reviewed the math with Ms. Baer for rounding up in an R-5 Zone.

Chair Harris said Note #10 isn't in the Staff Memo nor is it a condition of approval and says, "No further division on either lot is allowed when this property is rezoned." He asked if this came from the Land Use Department, and Ms. Baer said yes.

Chair Harris said, then if this is approved, we have Lot 1-D which would be 0.37, which falls short of allowing further lot splits.

Ms. Baer said this is correct, and even with a family transfer you wouldn't "get the three and that's why that note is there."

Chair Harris asked if there is an intention to do a further lot split on the proposed Lot 1-D.

Ms. Baer said staff can't answer that question.

MOTION: Commissioner Ortiz moved, seconded by Commissioner Padilla to approve Case #2013-92, 2496 Rancho Siringo Lot Split, with all conditions of approval as recommended by staff.

VOTE: The motion was approved unanimously on a voice vote.

6. **CASE #2013-99. 725 CANYON ROAD LOT SPLIT. DEAN SHRADER, HIGH DESERT SURVEYING, INC., AGENT FOR FRANK SANCHEZ, REQUESTS PLAT APPROVAL TO DIVIDE APPROXIMATELY 0.26 ACRES INTO TWO RESIDENTIAL LOTS. THE PROPERTY IS ZONED RC-8AC (RESIDENTIAL COMPOUND-8 DWELLING UNITS PER ACRE/ARTS & CRAFTS DISTRICT). (WILLIAM LAMBOY, CASE MANAGER).**

A Memorandum prepared October 21, 2013 for the Summary Committee Meeting of November 7, 2013, with attachments, to the Summary Committee, from William Lamboy, Senior Planner, Current Planning Division, is incorporated herewith to these minutes as Exhibit "6."

Staff Report

The staff report was presented by William Lamboy, Current Planning Division. Please Exhibit "6" for specifics of this presentation.

Recommendation: The Land Use Department recommends approval with the conditions of approval as outlined in this [Staff] report [Exhibit "6"].

Public Hearing

Presentation by the Applicant

Dean Shrader, Agent for the owner was sworn. Mr. Shrader said they have read the conditions of approval and "we're good with that."

Frank Sanchez, Owner [previously sworn], said he had nothing to add.

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 Padilla said there is a memo in the packet from the Fire Marshal, and there is a condition that Fire Department should not be less than 20 feet with any new constriction. He said the ROW utility easement is 15 feet. He asked how this would be addressed.

Ms. Baer said under City of Santa Fe Notes and Conditions on the plat, toward the bottom it has the same condition, with the language, "or as approved by the Fire Department." She said they struggle to get other than generic conditions from the Fire Department and this is what they are comfortable with providing. However, the Fire Department has under Code the ability vary any number of conditions. She said where the existing access can't be changed, the Fire Department will ask that the existing building be sprinklered. The "or as approved" will prevail here.

Ms. Baer said Mr. Lamboy points out a further condition toward the middle, so as part of any new construction, plans have to be submitted to the Fire Department for compliance with Code, and it says "Sprinklers shall be required." So he is aware of that, and that is how it is dealt with here.

Mr. Shrader said by Canyon Road they had expanded it to 18 feet, and as you get close to the property, it takes a funny jog and then expands to 20 feet. He said he met personally with a gentleman at the Fire Department and they worked out the turnaround the width and such. He said, "We dealt with that at length and it was covered."

Commissioner Padilla said there is an indication of a railroad tie wall, and asked if it is a wall or just a line of railroad ties that exist, because if further narrows the driveway width.

Mr. Shrader said it is a single low line of railroad ties, a landscape border.

Chair Harris complimented Mr. Shrader on a good piece of work that is well documented. He said there is a catch basin on the adjacent property with a culvert that runs under the proposed Lot D-2, and Mr. Shrader said this is correct.

Chair Harris asked if an easement is required for an existing culvert.

Mr. Shrader said there is an implied easement. He said in the structure on the outlet, there is an old headwall which dates back 30 years. He said he found another catch basin above it, and it looks as if they drain the back parking of El Jardin. So, while there is no easement, to move the pipe would be a difficult task. He doesn't think they would do that without City approval because it is draining the neighbor's property and has been there for some time, so there is an implied easement for the width of the existing pipe.

Chair Harris said both lots are undeveloped, and he doesn't know if the intention is to sell the lots or build on them, and wondered if it would be prudent to dedicate an easement for that.

Mr. Shrader said the Applicant would okay with creating an easement at a minimum width of 5 feet wide from the center.

Ms. Baer said that would be a good idea. Staff can confer with the Engineer to see what they would like. She said this would be caught at building permit, noting the building area is quite substantial, so there is room to do that.

Mr. Shrader said it was workable and they can come up with something at building permit.

Chair Harris said there is a 6 x 7.5 foot utility easement at the jog and asked if there is a power pole there.

Mr. Shrader said yes there is an existing pole which was previously platted.

Responding to the Chair, Mr. Shrader said the gentleman from the Fire Department did a physical walk of the property and looked at the lines.

Chair Harris asked for the rounding-up math on this property, Ms. Baer said it is $0.26 \times 8 = 2.08$.

Chair Harris said under Conditions of Approval in the Staff Report it provides, "*Any staff conditions noted in the attached memoranda and not listed in the recommended conditions of approval have already been addressed on the plat.*" He said he checks those off, noting it is usually the case, but not always. He said in this case, there was no Memorandum, but there is a lot of information on the flood notes. He said it would be much better if these could be cross-referenced by staff in the staff report, and Commissioners Padilla and Ortiz said they agree.

MOTION: Commissioner Padilla moved, seconded by Commissioner Ortiz, to approve Case #2013-99, 725 Canyon Road Split, with all conditions of approval as recommended by staff.

VOTE: The motion was approved unanimously on a voice vote.

5. **CASE #2013-98. DOLORES VIGIL, LIAISON PLANNING SERVICES, INC., AGENT FOR ALAN REEVES, REQUESTS PLAT APPROVAL TO DIVIDE APPROXIMATELY 2.5 ACRES INTO TWO RESIDENTIAL LOTS. LOCATED IN THE PHASE 2 ANNEXATION AREA, THE PROPERTY IS ZONED R-1 (RESIDENTIAL – 1 DWELLING UNIT PER ACRE) (WILLIAM LAMBOY, CASE MANAGER).**

A Memorandum prepared October 21, 2013 for the Summary Committee Meeting of November 7, 2013, with attachments, to the Summary Committee, from William Lamboy, Senior Planner, Current Planning Division, is incorporated herewith to these minutes as Exhibit "7."

A map titled *City of Santa Fe – Wastewater*, entered for the record by Stan Holland, is incorporated herewith to these minutes as Exhibit "8."

Staff Report

The staff report was presented by William Lamboy, Current Planning Division. Please Exhibit "8" for specifics of this presentation.

Recommendation: The Land Use Department recommends approval with the conditions of approval as outlined in this [staff] report [Exhibit "8"].

Ms. Baer reiterated that Stan Holland, Wastewater Division, is in attendance, and he has additional information to share with the Committee in terms of a graphic, in addition to what Mr. Lamboy has already called out. She said she spoke with the Acting City Attorney, Kelley Brennan, this morning about this property, and it was Ms. Brennan's opinion, as reflected in the condition of approval, that per Ordinance No. 2008-53, which amended the Water and Wastewater Ordinances dealing with annexation areas and when people were required to connect to City utilities. Ms. Baer said the language of that Ordinance provides, "When a property is developed and improved, and is accessible to wastewater, to City sewer, they have to connect." This is the condition staff is requesting. She said the City's position is this

currently is all one lot and we cannot avoid that requirement by simply by splitting the lot. Staff would like that condition of approval to apply to both lots, assuming the lot split is approved. Ms. Baer said, "To reiterated, the condition would be, after the lot split, improvement or development on either lot, would require connection to the sewer." She asked Mr. Holland to speak to the issue.

Chair Harris thought he heard her say earlier, if this is approved with the condition as she stated, would each lot have to connect to the sewer.

Ms. Baer said, "No. Say two lots were created, and the lower lot came in to build a house, it would be in incumbent on that property owner to connect to the sewer. If the owner of the northernmost lot were not doing anything, they would not be required to be connected to the sewer. But if they came in and wanted to do a guest house, they would have to connect."

Stan Holland, Wastewater Division, provided a handout to the Committee [Exhibit "8"], noting the lot in question is highlighted in rose, and the line to the north is the Arroyo Chamiso Sewer Line, which is a 24 inch sewer line.

Mr. Holland said, "When this sewer line was put in, back in the 1990's I think it was, it went from being shallower to being deep. I think in this particular spot, the invert of the manhole is about 30 feet deep, but in anticipation of that, there are segments all along this line where, when they did the design, they put 8 inch stubouts into the manhole, which acted like a drop, basically this one is 10 feet deep, to allow future expansion. Part of that is for the area to the north, and in this particular case, for areas to the south. It was thought about ahead of time when they designed this line, how to allow people to connect and so forth."

Mr. Holland continued, saying our Ordinance provides that if a property is within 200 feet of a public sewer line and is accessible, people are required to connect. He said there have been questions on the wording as to when the lot is developed or approved.

Mr. Holland continued, saying in this case, there is a lot which is within 200 feet of the sewer. He said in the past the Wastewater Division has said, when you separate the lots, and you are putting in a lot that is not accessible, it is your obligation to bring that sewer all the way though. He said the last case like this was Mr. Pendergrass on Montano Drive which was constructed and completed. He has seen only 3-4 cases like this since 2010, and it doesn't happen all the time. He said staff is saying the applicant needs to put in a sewer line extension, and he thought it was reasonable to bring it down to Ridgeline Road, the first Ridgeline Road because the Arroyo Chamiso is there. He said if they are going to do this, they need to grant the easement, construct the public sewer line to this point, or in lieu of that, if the lot split is approved, a financial guaranty needs to put in place for the estimated cost, as a condition of approval, to allow the lot split to go forward. He said this is where we stand right now.

Responding to the Chair, Mr. Holland said Ridgeline Road actually turns to the West, noting Rayon Drive is a side finger. He said, "What I should be saying is, that we want the line extended to Ridgeline

Road as shown on this drawing right here, which would be the intersection of Ridgeline and Paseo de Margarita. Because, Ridgeline continues in a southerly direction, turns east and keeps going down."

Chair Harris understands the logic of splitting the lot, and precedent says the City requires the connection.

Responding to the Chair, Mr. Holland said the stubout comes out at a 45 degree angle to the northwest. He understands it's a 20 foot line, on the as-builts, so a manhole would have to be added. And at that point, allows going north, south, east or west, out of the manhole.

Chair Harris said coming out of the new manhole, you go due south to get into the proposed Lot 3-B.

Mr. Holland said this is correct – the southerly lot. He said based on their engineering judgement in looking at this, we realized the Arroyo Chamiso is south of there. He said it allows for extension directly down Ridgeline Road to the west, possibly up to Paseo de Margarita. He they are unsure how far a gravity sewer line can be run out there because of the contours. However, they also have low pressure pumps and low pressure sewer systems in the City. He anticipates the area will be served by a combination of gravity and low pressure sewer. He said the worst case for the applicant is that it would be a low pressure sewer line that would cross the Arroyo Chamiso and then tie into the gravity line at some point. That would allow for extension to keep going down.

Mr. Holland said there is a gravity line on the far eastern side of Mutt Nelson Road, which is the other avenue for sewer to be introduced to this area. He said today they have not had any lots to come in which fall within the 200 foot requirement to start bringing the sewer line in. He said all of the public sewer line extensions, except the big trunk lines in the City CIP projects, all of the infrastructure is driven by development and the developers are required to bring it in. He said the first one in has to extend the sewer line.

Chair Harris asked if Ridgeline is a private road, and Ms. Baer said it is.

Public Hearing

Presentation by the Applicant

Dolores Vigil, Liaison Planning Services, Inc., Agent for the owner, was sworn. Ms. Vigil said they met with Stan Holland two days ago to discuss the situation and the staff conditions that were written into the approval. She said she was approached by Ms. Baer earlier today about changing that condition to include that only the property to the south, 3C, once improved would have to bring in a public sewer system.

Ms. Vigil said, "First of all, my client does not agree with the condition as stated and as written. The other issue that does come up that I don't think was really looked into, was that not only will he have to put in a sewer system, it would have to be installed, designed and engineered to City standards which is reasonable. That's how these sewer lines are put in, but for a property owner to be required to do this type of installment is quite a brden. And also, to the west on the plat you will see a 10 foot utility easement which, if we were to have to put it in and agree to put the sewer line in, we would have to give up approximately 8% of our property. That means we would have to change that easement to 20 feet."

Ms. Vigil said Mr. Reeves is here to answer any questions. She said, "Mr. Reeves has actually put in some utilities since this plat has been drafted, so we were going to propose to move that utility easement to the driveway where he now has gas, cable and electricity which is all placed underground."

Ms. Vigil continued, "Now if you look at Lot 3C to the south, and you do the calculations, for the record it is approximately 1,000 plus linear feet away from the existing sewer line, plus or minus, which will cost the property owner, if they were to come in to develop it, on top of the development itself, approximately \$100,000, which does not include engineering and design costs. The Applicant would agree to extending the sewer line to his house, the house he lives in right now. I think that is more than a compromise. I think I understand that having to connect within 200 feet. My client is aware of that, when he got the annexation notice, that it clearly states within a certain amount you have to hook up to sewer and water. So he will be more than happy to hook up the sewer to his home, and to state in some type of note on the plat to say that once sewer does become available to Lot 3C, the lower lot, that property owner would have to hook up to sewer also, once it is within 200 feet."

Ms. Vigil continued, "I'm sure you all know that ED requirements are 3/4 acre. This would be much more than that. Everyone has septic tanks out there. My client has a septic tank, but he would be more than willing to forego that and put in a sewer line to his home."

Ms. Vigil continued, "Mr. Holland did answer one of my questions. How many lot splits have been required to install public sewer of this magnitude. I don't know. I'm not sure. This is a unique situation and I think it should be considered on its own merits. And my client is here to answer any of your questions, or he may want to speak a little bit too on what has been said."

Alan Reeves, 27 Ridgeline Road, owner [previously sworn]. Mr. Reeves said he was a little surprised when they found out two days ago when they found out this condition had been added to the lot split. He said, "I wasn't aware that the City sewer was involved in it, but obviously it is. And, it appears that the cost of the system they're talking about is considerable, somewhere between \$60,000 and \$100,000 for me to put in, and they want me to pay for it. This is as much as the property I'm trying to divide is worth, total. So it doesn't make any sense at all for me to pursue a lot split if I have to go \$100,000 or

even put up \$100,000 for a future sewer line. So, I was quite surprised at the range of what they're asking for. All I want is... and this sewer line they're talking about, this isn't just for me, this is a public sewer line to serve the entire neighborhood there. And the cost for this isn't going to be divided up among the neighborhood. None of it is going to be paid for by the City, it was all going to be paid for by me."

Mr. Reeves continued, "So I don't think that this is equitable. And all I'm asking for is that I be treated the same as any other neighbor that is more than 200 feet from that sewer line that's in there now. My neighbor to the south, the Sedillos did a lot split, very similar, earlier this year, and it went through, but they're more than 200 feet away. So I'm just asking that this be fair."

Ms. Vigil said, "In closing, for the record, I would like to say that Ridgeline, like we have pointed out, is a private road, and for Mr. Reeves to go in and to put any kind of improvement in that road may be difficult, and I'm not sure how that process might be. I do understand that, at some point City will probably take ownership of that road. And, at that time, let's start hooking up to the sewer. Let's start putting it in the right way. Let's not start putting the burden on one property owner. I think the compromise for him to hook up to the sewer is a good one. And I believe that it's fair, and I don't see how it will change the requirement to do so, because it is within 200 feet."

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 Padilla said he is a little confused. He said, "The 7th note up from the bottom states, 'Connection to City public sewer system is mandatory when the property is in the City limits...' First of all it is in the annexation area, correct."

Ms. Baer said, "That includes presumptive City limits."

Commissioner Padilla continued, "... and is being developed or improved if accessible to the City water system.' Then it says, 'Prior to the development or improvement of the property, owners and developers of the property shall obtain a technical sewer evaluation review by the City of Santa Fe Wastewater Division.' Right now, we have a lot split before us. There are no improvements proposed for Lot 3A, and there are no improvements proposed right now for Lot 3C. It is strictly a lot split. I don't see where the owner is being required to construct or put up a bond or a financial guaranty for that improvement. Can somebody enlighten me where that is being imposed upon this lot split application."

Ms. Baer said, "We're not asking them to put up a bond or construct the sewer. All we're saying is that, as a condition of approval of the lot split, at the time of improvement or development, on whichever lot that may be, whoever the owner of that lot is would have to connect to the sewer."

Commissioner Padilla said, "We create the lot split and we then create two separate lots. Lot 3C is greater than 200 feet away from the existing sewer line. What we are doing is imposing an additional condition of approval on Lot 3C, that even though you are greater than 200 feet, you will connect. Is that what we're asking."

Ms. Baer said, "That condition already exists on the property. If this property stayed as it was, one lot, at the time of improvement, they would have to connect to the sewer because the lot is accessible and it's within 200 feet. So all we're doing is we're not using the lot split as a way to circumvent that rule. We're not allowing that. We're saying you can't have a lot split in order to circumvent that rule on Lot 3C. And that is also the opinion of the City Attorney."

Commissioner Padilla said, "So then if we approve the lot split and the owner of Lot 3C comes in and wants to develop that lot as a residence, they will be required to connect to the City sewer."

Ms. Baer said, "That is correct, and as a further condition, an easement would have to be provided on 3A, in order to allow that to happen."

Commissioner Padilla asked if that easement need to be a part of this lot split, that that easement be indicated now.

Ms. Baer said yes.

Commissioner Parilla said, "Then it is not so currently shown."

Ms. Baer said this is correct.

Mr. Holland said, "When the sewer evaluation for this came in, and we at the Wastewater Division saw this. One of the Wastewater Division's conditions of approval was the public sewer main line needs to be installed as part of the approval of the lot split itself. We're saying, in order to even approve the lot split, the public sewer line needs to be constructed to our specifications, or a financial guaranty needs to be put up in the amount we all agree to that would cover that. They could go ahead and do their lot split, but we would have the financial guaranty in place. That's what we've told people before that have come in. In order to do your lot split, as a condition of approval, you have to construct this sewer line to our specifications and to that point we agree."

Commissioner Padilla said, "That is what I thought I heard. So an additional condition of approval on the lot split is that the financial guaranty or construction of the sewer be a part of this approval."

Ms. Baer said that was the original condition. She said, "And my understanding, in discussion with Mr. Holland this morning is that we were backing off that and we were going to have a condition on the plat that required the construction at the time of improvement."

Mr. Holland said as we discussed this morning, and "as far as what the Wastewater Division can do, I think our hands are tied." He said this is the reason they looked at what the Summary Committee can do, and "that was that 13 that dealt with some of this," commenting that he recognizes that concessions are going to be made, or have to be made. He said, "Then yeah, let's talk about what can be done to preserve the interest of the City and the client there. So I think it comes under the purview of what the Summary Committee can approve in this particular case."

Ms. Baer said, "To be clear, Mr. Holland and the Wastewater Division would prefer to have the financial guaranty in place or the sewer constructed now as a condition of the lot split, but he understands there may be some leeway... I don't want to speak for you. And also, I would call to your attention that under the jurisdiction of the Summary Committee, there is a specific condition that I would like to read to you. It's 14-3.7(d). It says, 'Summary Committee may defer the construction of public and semi-public improvements required by Chapter 14 until such time as the lots are developed, and may waive the requirements of this Chapter for the posting of financial guarantys of those improvements prior to recording an approved plat.' So you have the authority to do that. It further says, 'Deferral or waiver shall be made only upon findings that the improvement or guaranty is not needed to protect the interest of prospective purchasers of the lots created to provide for the orderly development of other properties in the vicinity, or to protect the public health, safety and welfare.' So it's in your purview to defer that requirement, or you can impose it now."

Chair Harris said, "I would be curious, and it may or may not be in our purview, but I would be curious what your response would be to the compromise proposed by Ms. Vigil and Mr. Reeves.... which I understood to say that they would agree to hook up to the public system on Lot 3A, and then to put a condition on Lot 3C that when the public sewer is available, I can't remember exactly how it is phrased, that they would hook up."

Mr. Holland said, "If I'm understanding you correctly, it would be when it is developed, which means, when somebody comes in for a building permit."

Chair Harris asked Ms. Vigil to explain their proposal.

Ms. Vigil said, "What we propose is that 3C can develop, but once the sewer is available, that he would hook up existing residents to the sewer. In the future, when sewer is available for 3C, within 200 feet, they would hook up."

Chair Harris said, "Then not necessarily at the time of development, but when and if sewer is ..."

Ms. Vigil said, "... available within 200 feet, so it still meets that criteria."

Chair Harris said he had seen the language Ms. Baer just read. He said, "I don't even know if that type of compromise is permissible."

Ms. Baer said, "It's not, by Code."

Mr. Holland said, "I know what your applicant is wanting to do, and I believe something was discussed briefly this morning with Tamara and what the City talked about might be another solution to this one, too, so I think there's another offer on the table, shall we say. But I would say, from what I've heard from the applicant so far as far as the Wastewater Division is concerned, I would say that's not workable. I don't see that as a workable solution on this one."

Ms. Vigil said, "Before we continue, my client, he cannot hear, so I think you might want to come closer so you can hear what's going on, and I would like to reiterate what I proposed for my client."

Chair Harris said that is okay.

Ms. Vigil said, "He's like, I can't hear anything you're saying. So my proposal is that you hook up your existing residence to the sewer, and that in the future when Lot 3C is within 200 feet of the sewer line, they would have to hook up."

Chair Harris said, "Would you also tell Mr. Reeves that given the City Attorney's clarification and what Ms. Baer read to us, that that is not in our purview. We could not grant that. We could not allow that compromise. Would you make sure he understands that."

Mr. Reeves said, "Yes. I have no idea what the cost of hooking up to the existing sewer is. Is this a \$2,000 hookup or a \$20,000 hookup or \$100,000. What is involved."

Chair Harris said, "I will say again, we cannot grant that. The Summary Committee cannot agree to that compromise, given the existing Ordinances."

Ms. Vigil said, "I understand. What Committee can approve that kind of compromise. Would it be the Planning Commission. There's got to be a way for someone to propose this type of condition and move forward."

Chair Harris said, "The Governing Body."

Ms. Baer said, "You're probably correct, Mr. Chair, that the Governing Body could waive that provision I suppose. It's in the Code, it's not something... I suppose it would be a variance to that provision. And it's not even in Chapter 14, it's in Chapter 28."

Ms. Vigil said, "Can I ask for clarification, Tamara. You're saying it's not within their purview, the Summary Committee, to approve this kind of condition. Is that what it is, or the change of the condition, the wording of the condition."

Ms. Baer said, "As the Chair has expressed, it's not within the purview of the Summary Committee to approve a condition that's contrary to Code."

Ms. Vigil asked if it is contrary to Code, saying he's within 200 feet and he's agreeing to hook up the sewer. The lower lot is further than 200 feet. She said, "I think you can review it this way."

Ms. Baer said, "Again, it's the opinion of the City Attorney, and the Land Use Department supports that opinion that it is not the purpose of the lot split. A lot split should not be used to circumvent a Code provision. And the Code provision would apply to all parts of this lot if it were developed currently. And they could come in and build a house on what is shown as 3C without splitting the lot, and that would require connection to the sewer. And so, just splitting it."

Ms. Vigil said, "But say he doesn't split it and he wants to put in a guest house, he's going to have to hook up to sewer."

Ms. Baer said this is correct.

Ms. Vigil said, "He would have to connect. It's the same thing. Should he do that first. It's the cart before the horse I think. Shouldn't he hook up, and if he hooks up, he's not going to have to put in a public sewer main, he's just going to hook up to the existing residence."

MOTION: Commissioner Ortiz moved, seconded by Commissioner Padilla, to postpone Case #2013-98, Ridgeline Road Lot Split, to the next meeting of the Summary Committee, on December 5, 2013.

COMMENT BY SECOND: Commissioner Padilla said it appears there are a number of issues that need to be resolved to allow the owner and agent to continue discussion with staff and the City Wastewater Division, so he would second the motion.

DISCUSSION: Ms. Baer asked, "May I ask if there is any specific direction to staff, because we're pretty clear."

WITHDRAWAL OF THE MOTION BY THE MAKER: Commissioner Ortiz withdrew his motion.

MOTION: Commissioner Ortiz moved to deny Case #2013-98, Ridgeline Road Lot Split, because it is not in compliance with City Code, seconded for purposes of discussion by Commissioner Padilla.

DISCUSSION: Chair Harris said he hadn't thought about denying this case, but he was willing to approve with the conditions, and the conditions as approved by staff would stand in terms of the Wastewater condition. He said, "I realize it is a hardship, but I also realize there are issues in that part of town having to do with water quality and wastewater, and I think over time they will be corrected. And I do understand

your position, Mr. Reeves, that it is a burden, and perhaps it's unfair. I'm not prepared to say that, but that's where we stand right now. So that is my point of view. We could deny the lot split or we could approve with conditions."

Commissioner Padilla said, "Under discussion, if we were to move for approval with conditions, specifically what additional conditions that are not already noted under City approvals would be added."

Ms. Baer said, "Point of clarification. In the staff report, it's stated that the applicant would have to install the line or provide a financial guaranty, and one option the Committee has is to require a note on the plat stating that at the time of improvement or development on either lot, the sewer would have to be extended to that lot, so those are the choices you have."

Chair Harris said, "What is written here, is the original position for Wastewater. And after discussion, I don't want to say lowered or reduced, but modified those conditions along the lines of what Ms. Baer just stated. So, at the time of development on either lot, public sewer would have to be installed, subject to a technical evaluation. Is that correct Mr. Holland."

Mr. Holland's remarks here are inaudible because he was speaking from the audience, away from the microphone, and the Stenographer asked him to come to the microphone..

Mr. Holland said, "One thing we need right now, would be the grant of a 20 foot sewer easement, and the placement of that is yet to be determined. The other portion would be just how far south the easement needs to extend, because that's the other condition. The existing proposed lot split, I believe it is a 400 foot distance from the north boundary to what would be the southern boundary. I'm thinking out loud here. As long as it is very clearly stated and they can't come back and say we're further away than 200 feet if the southern lot has to connect as a condition of development out there, I guess that would work. I want to make sure the owner understands it is practically the same thing. If you sell that lot, you can't do anything with it. If you are, you're going to have to put the public sewer in, which means it's going to come through your lot and then you're shifting the burden to the purchaser of that lot."

Mr. Holland said, "I want to make sure it's clear to all of you too. If all this can work, and all these conditions are there, what is proposed before you right now would have to be modified and reviewed again prior to recordation, that we're all clear, this is all set. And then it can be recorded. The easement needs to be finished, the language needs to be discussed, and this would all have to happen before the plat is recorded."

Chair Harris said, "Door No. 1 is postponed, to give an opportunity for these matters to be discussed. Door No. 2, is denial, in which case, the recourse for denial would be an appeal to the Governing Body, and Ms. Baer said this is correct. Or, if they chose not to do that, to come back to this body in a year's time."

Ms. Baer said, "They could come back sooner. Only for rezoning do you do not have to wait the 12 months."

Chair Harris said we could deny and they could work on it, think about it, do whatever, or just not do anything, or approved with conditions as discussed, is Door No. 3.

Ms. Baer said her recommendation is Door No. 3, because the Motion to Deny would be based on the fact that the applicant doesn't agree with the conditions, and can continue to not agree with the conditions and either not move forward, or change their minds, and it would still be settled. Postponement advantage would be the applicant would have an opportunity to investigate the cost. She said, "But I would say that would be an option for the applicant to request, if they were interested in postponement. I don't know that anything would change from the City side. So if you approve it with the conditions, either of the more strict conditions that Mr. Holland has started with, or the modified conditions proposed at this meeting, the applicant still has the choice to go forward or not go forward. He's not committed to continuing with the lot split. He has 3 years to record. He may choose not to record, and then it's as if it never happened."

Chair Harris said he would like to hear the wishes of the Applicant.

Mr. Reeves said, "Yes. I would like to continue the process. I would like to get this thing done, but at this time, I have no idea what they're asking me to do. And I'm not going to agree with anything until I find out what the conditions of this are going to be. Obviously, this only came up 2 days ago for me. Obviously, there's some discussion about what I'm going to be responsible for, and I don't want to drop the whole thing. And no one has said we want you to do this, this and this. It just said a different proposal. If I can sit down with the Sewer Department, or whoever is in charge, or the attorneys or whatever, and find out what this is going to cost me to do it, then maybe we can go forward."

Chair Harris said this is what we're going to do, perhaps. He said there is a motion to deny and we need to vote on it, or he can withdraw his second.

WITHDRAWAL OF THE SECOND BY THE SECOND TO THE MOTION: Commissioner Ortiz withdrew his second to the motion.

MOTION: Commissioner Ortiz moved, seconded by Commissioner Padilla to postpone Case #2013-98, 27 Ridgeline Road Lot Split, to the next meeting of the Summary Committee on December 5, 2013, for the purpose of further discussion by the applicant with staff, and further discussions by the applicant on the costs.

VOTE: The motion was approved unanimously on a voice vote.

F. STAFF COMMUNICATIONS

Ms. Baer said at the last meeting, the Committee requested staff to follow-up on addressing for the Camino Cerrito Lot Split. She said they had further discussions with the Fire Department, and they do not GPS when they respond to a call. They go to a physical address, and they requested the addresses of

both lots, even though one is on Canyon, be on Cerrito, because that's how they would access. The addresses are now reflecting the Cerrito access in both case.

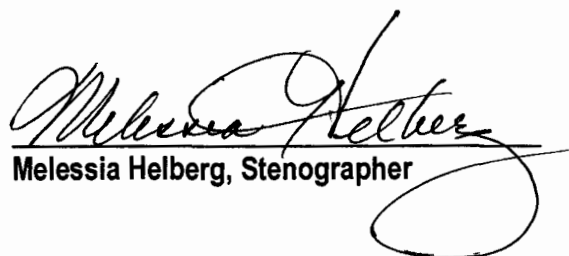
G. MATTERS FROM THE COMMITTEE

There were no matters from the Committee.

H. ADJOURNMENT

The meeting was adjourned at approximately 2:00 p.m.


Michael Harris, Chair


Melessia Helberg, Stenographer

City of Santa Fe, New Mexico

memo

DATE: October 21, 2013, for the November 7, 2013 Meeting

TO: Summary Committee

VIA: Matthew S. O'Reilly, P.E., Director, Land Use Department *MSO*
Tamara Baer, ASLA, Planning Manager, Current Planning Division *TB*

FROM: William Lamboy, AICP, Senior Planner, Current Planning Division *W.L.*

212 GONZALES ROAD FAMILY TRANSFER LOT SPLIT

Case #2013-70. 212 Gonzales Road Family Transfer Lot Split. Desiree Romero, Southwest Mountain Surveys, agent for Anthony and Suzanne Vigil and Rosaline C. Grimes, requests plat approval to divide approximately 0.38 acres into two lots. The property is zoned R-5 (Residential-5 dwelling units per acre). (William Lamboy, Case Manager)

RECOMMENDATION

The Land Use Department recommends **Approval** with the Conditions of Approval as outlined in this report.

BACKGROUND & SUMMARY

Located in the Downtown and Eastside Historic District, the property is zoned R-5 (Residential-5 dwelling units per acre). Any exterior alterations must be approved by Historic Preservation Division staff or in a public hearing with the Historic Districts Review Board. The site is in the Suburban Archaeological Review District; however, no archaeological investigation or Archaeological Review Committee clearance are required since the property is under 10 acres.

The proposed land division would create two residential lots: Lot 1, 212-A Gonzales Road, containing approximately 0.19 acres; and Lot 2, 212 Gonzales Road, 0.18 acre. Both lots are fully developed.

Exhibit 1

While bearing a Gonzales Road address, the property is accessed from Lorenzo Lane. Access from Lorenzo Road is not allowed.

The site is accessible to the City's Water and Wastewater service; and the lots are connected to City services; however, each lot shall be individually metered and served by separate service lines.

The property lacks sufficient acreage to qualify for a Lot Split outright; however, a Family Transfer Subdivision allows rounding-up in accordance with 14-3.7(F) *"if the calculation is for a family transfer subdivision as set forth in Subsection 14-3.7(F)(2)(b) and the result in Subsection 14-7.2(B)(6) is other than a whole number, the number may be rounded up if it is five-tenths or more."*

In 2004 title to the property was transferred by Rosaline Grimes to herself as well as Anthony and Suzanne Vigil. Mr. & Mrs. Vigil reside in a second house constructed after the transfer and Mrs. Grimes continues to live in the original unit.

The Assistant City Attorney's view is that a *"family transfer without subdivision of land"* occurred in 2004, when Rosaline Grimes signed title over to her daughter Suzanne and her husband Anthony. Notwithstanding prior transfers of title, the 2004 transaction demonstrated the intent to transfer to the daughter title over one of the dwelling units upon the death of the mother. Such transfer could be understood to embody the clear decision and intent of the mother to transfer title to the daughter, and therefore satisfy the intent of the family transfer provisions.

Under Section 14-2.11(C)(1), Alternate Means of Compliance, *"the land use director may allow alternate means of compliance with the requirements of Chapter 14 when:*

- (a) the proposed alternate means satisfy the intent of the chapter;
- (b) the requirements include quantitative standards and those quantitative standards are satisfied by the alternate means of compliance; and
- (c) site conditions, including the configuration of the *lot*, topography and existing vegetation make following the standards prescribed in this chapter impossible or impractical."

Staff is of the opinion that item "c" above is not applicable since the issue at hand is not related to site conditions.

CONDITIONS OF APPROVAL

Any staff conditions noted in the attached memoranda and not listed in the recommended conditions of approval have already been addressed on the plat.

Staff recommends the following conditions of approval:

1. Staff redline comments will be provided to the surveyor who shall address all issues and submit the corrected plat in Mylar.

ATTACHMENTS:

EXHIBIT A: City Staff Memoranda

1. Fire Marshal Memorandum, Rey Gonzales
2. Waste Water Division Engineer Memorandum, Stan Holland
3. Historic Preservation Division Email; David Rasch

EXHIBIT B: Maps

1. Zoning
2. Aerial View

EXHIBIT C: Applicant Materials

1. Letter of Application

EXHIBIT D: Photographs

City of Santa Fe, New Mexico

Exhibit A


City Staff Memoranda

City of Santa Fe, New Mexico

memo

DATE: August 2, 2013

TO: William Lamboy , Case Manager

FROM: Reynaldo Gonzales, Fire Marshal 

SUBJECT: Case #2013-70 212 Gonzales Road Family Transfer Lot Split

I have conducted a review of the above mentioned case for compliance with the International Fire Code (IFC) Edition. If you have questions or concerns, or need further clarification please call me at 505-955-3316.

Prior to any new construction these requirements must be met:

1. All Fire Department access shall be no greater than a 10% grade throughout and maintain 20' min. width.
2. Fire Department Access shall not be less than 20 feet width to any new construction.
3. Shall meet driveway requirements as per IFC.
4. Fire Department shall have 150 feet distance to any portion of the building on any new construction.
5. Shall have water supply that meets fire flow requirements as per IFC.

DATE: August 8, 2013

TO: William Lamboy
Case Manager

FROM: Risana B "RB" Zaxus, PE
City Engineer for Land Use Department

RE: Case # 2013-70
212 Gonzales road Family Transfer Lot split

The following review comments are to be considered conditions of approval:

- Revise the floodplain note to refer to FIRM (not DFIRM), with effective date of 12/4/2012.
- Add the street address for the second lot.
- Add Lot designation for both lots.
- In accordance with Article 14-3.7(F)(3)(d), show the name of each family member to whom a lot is being transferred.
- In accordance with Article 14-3.7(F)(5)(b), add a prominently portrayed NOTICE of family transfer with wording as indicated.

City of Santa Fe, New Mexico

memo

DATE: July 31, 2013
TO: William Lamboy, Case Manager
FROM: Stan Holland, Engineer, Wastewater Division
SUBJECT: Case #2013-70 - 212 Gonzales Road Family Transfer Lot Split

The subject properties are accessible to the City sanitary sewer system:

The following notes shall be added to the plat:

1. Connection to the City sewer system is mandatory and shall be made prior to any new construction on the lots.
2. Each lot shall be served by a separate sewer service line.

City of Santa Fe
memo

DATE: August 7, 2013
TO: Bill Lamboy, Land Use Planner, Land Use Department
FROM: Antonio Trujillo, ^A Water Division Engineer
SUBJECT: Case # 2013-70, 212 Gonzales Road Family Transfer Lot Split

There are no issues with water service for the subject case. The existing residences have city water service. 212-A and 212-B Gonzales Road are separately metered.

Fire protection requirements are addressed by the Fire Department.

LAMBOY, WILLIAM A.

From: RASCH, DAVID A.
Sent: Wednesday, August 14, 2013 10:42 AM
To: LAMBOY, WILLIAM A.
Subject: case 2013 70

Bill,

I have reviewed the proposed family transfer lot split at 212 Gonzales Road and have the following notes:

1. The property is located within the Suburban Archaeological Review District.
Therefore, no archaeological investigation nor ARC clearance is needed because the lot size is less than 10 acres.
2. The property is located within the Downtown & Eastside Historic District.
Therefore, any exterior alterations require HPD or HDRB approval.

David Rasch
Historic Preservation Division
City of Santa Fe

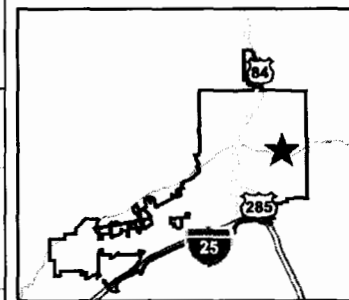
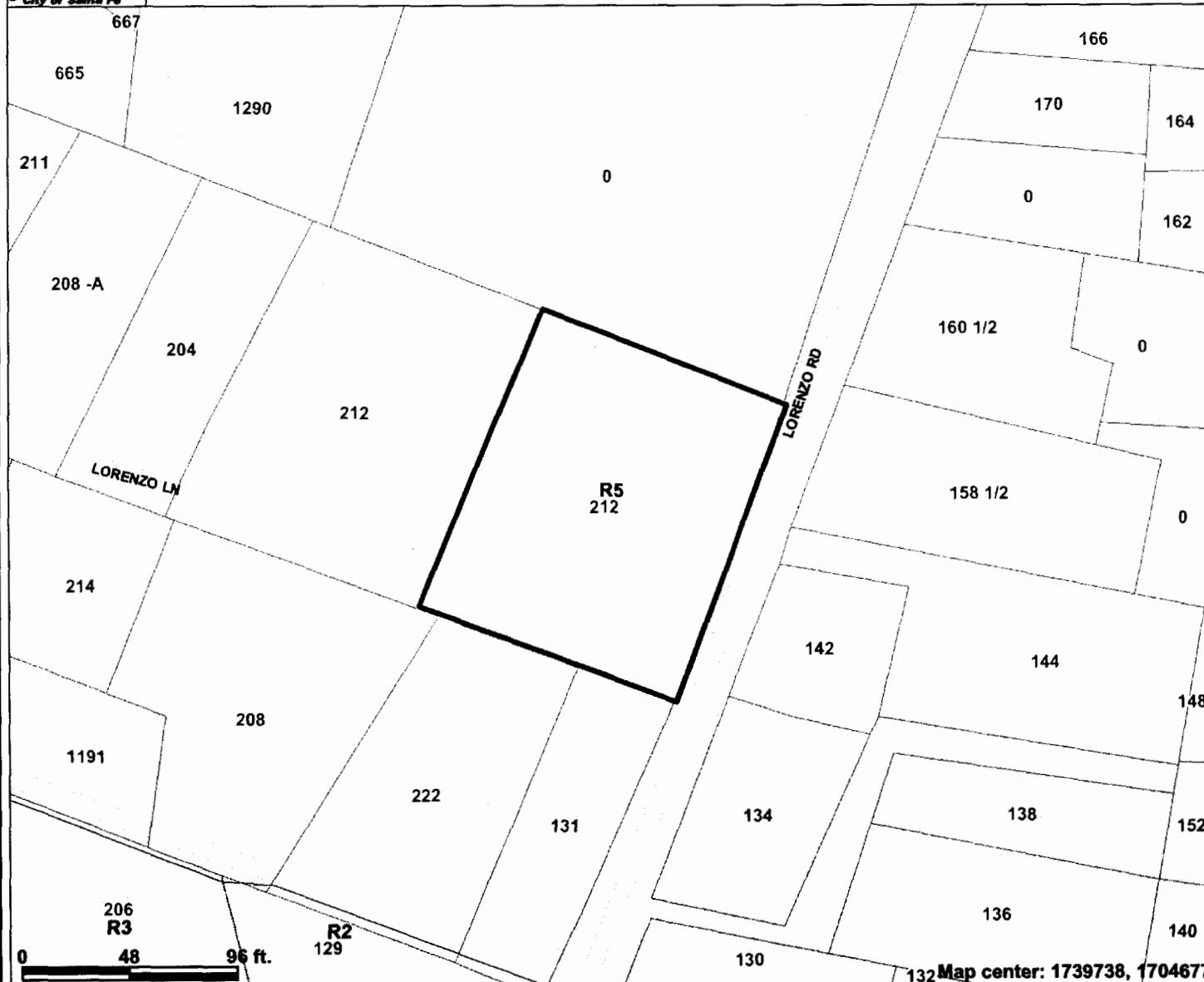
City of Santa Fe, New Mexico

Exhibit B

Maps



212 Gonzales - Zoning



Legend

City Limits

Parcels

Airport Clear Zones

Santa Fe River

Zoning

RR Rural Residential

R1, (PUD) Single - Family 1du/ac.

R2, (DT), (PUD), (AC) Single - Family 2du/ac

R3, (PUD) Single - Family 3du/ac

R4 Single - Family 4du/ac

R5, (DT), (PUD), (AC), R6 Single - Family 5-8du/ac

R7, (I), (PUD), R8 Single - Family 7-8du/ac

RC5, RC5AC Compound 5du/ac

RC6, RC6AC Compound 8du/ac

R10, (PUD) Multiple - Family 10du/ac

R12, (PUD) Multiple - Family 12du/ac

R21, (PUD) Multiple - Family 21du/ac

R29, (PUD),(AC) Multiple - Family 29du/ac

RAC Residential Arts & Crafts

MHP Mobile Home Park

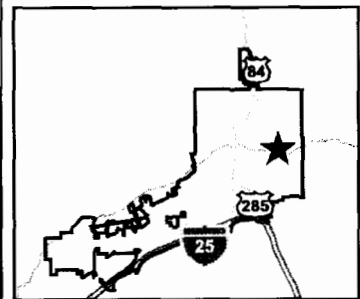


Scale: 1:824

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



212 Gonzales - Aerial



Legend

City Limits

Parcels

Airport Clear Zones

Santa Fe River

Major Roads and Highways

Other Roads and Streets

2011 Aerial Photography - 1 foot resolution

2008 Aerial Photography - 6 inch resolution



Scale: 1:662

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

City of Santa Fe, New Mexico

Exhibit C

Applicant Materials

Southwest Mountain Surveys

*1114 Hickox Street
Santa Fe, New Mexico 87505
(505) 982-9429*

April 2, 2013

City of Santa Fe
Development Review
Attn: William Lamboy

On behalf of our client, Anthony Vigil, we are submitting an application for a Family Transfer Lot Split of 212 Gonzales Rd.

Legal Description: Section 19, Township 17 North, Range 10 East, N.M.P.M., City of Santa Fe, New Mexico.

If you have any questions feel free to call me, 982-9429.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Romero', with a long horizontal flourish extending to the right.

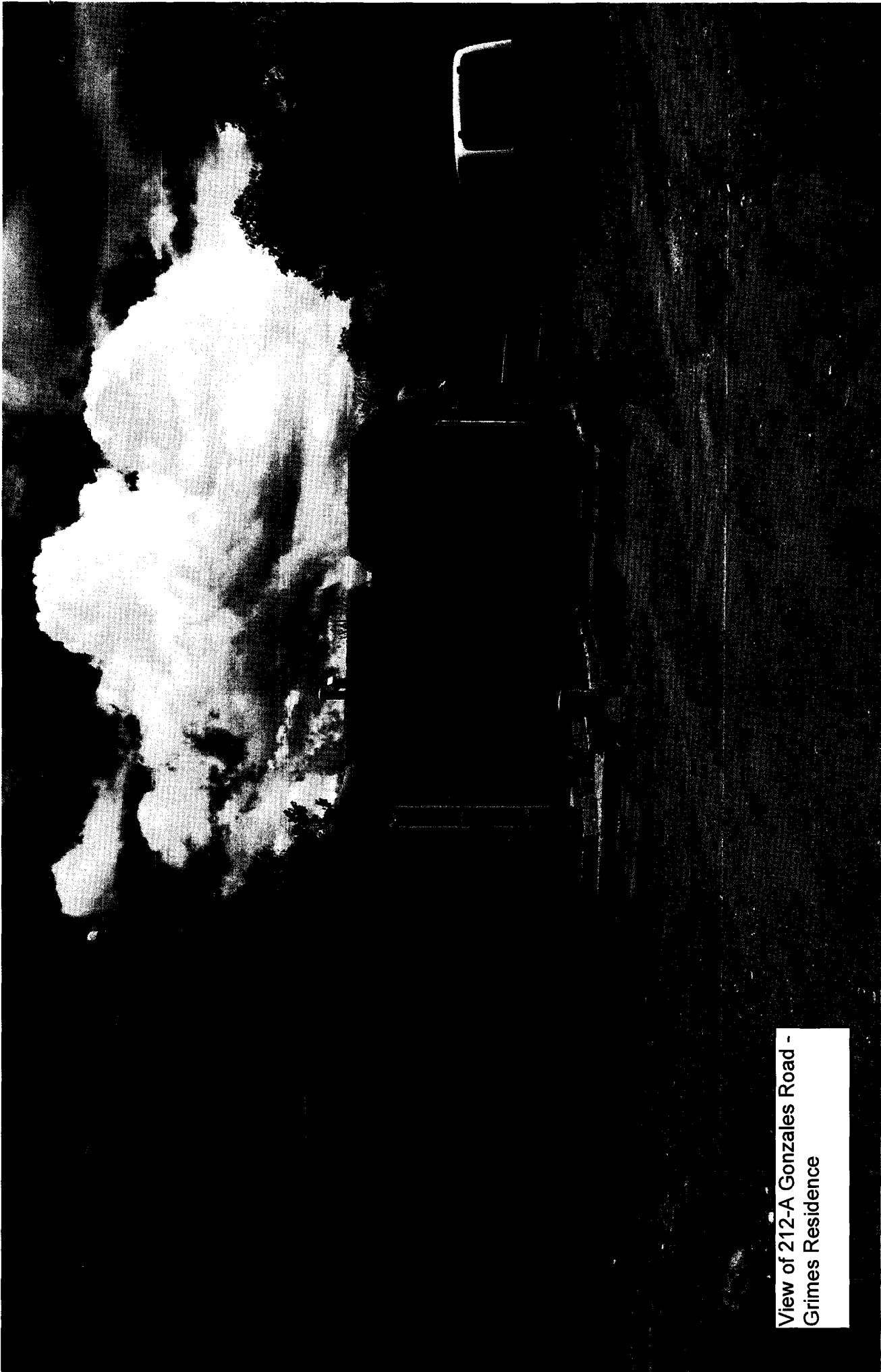
Desiree Romero

City of Santa Fe, New Mexico

Exhibit D

Photographs

View of 212-A Gonzales Road -
Grimes Residence





View of 212 Gonzales Road -
Vigil Residence

City of Santa Fe, New Mexico

memo

DATE: October 21, 2013, for the November 7, 2013 Meeting

TO: Summary Committee

VIA: Matthew S. O'Reilly, P.E., Director, Land Use Department *MSO*
Tamara Baer, ASLA, Planning Manager, Current Planning Division *TB*

FROM: William Lamboy, AICP, Senior Planner, Current Planning Division *W.L.*

947 CERRO de la PAZ LOT SPLIT

Case #2013-87. 947 Cerro de la Paz Lot Split. James J. Medrano, Landmark Surveys, agent for Jose G. and Dina Rodriguez, requests plat approval to divide approximately 4.54 acres into two residential lots. The property is zoned R-1 (Residential-1 dwelling unit per acre). (William Lamboy, Case Manager)

RECOMMENDATION

The Land Use Department recommends **Approval** with the Conditions of Approval as outlined in this report.

BACKGROUND & SUMMARY

The property is zoned R-1 (Residential-1 dwelling unit per acre). The site is in the Mountainous and Difficult Terrain District and in the Foothills Subdistrict of the Escarpment Overlay District. Zoning density is limited to 75% of what is otherwise allowed in the R-1 district.

The proposed land division would create two residential lots: Lot 1A-1, 947 Cerro de la Paz, containing approximately 2.01 acres; and Lot 1A-2, 943 Cerro de la Paz, 2.52 acres. Both lots are undeveloped.

The property is accessed directly from Cerro de la Paz, a 38-foot wide unimproved roadway. The eastern most portion of Cerro de la Paz is an improved, City maintained roadway.

Exhibit "2"

The property is accessible to the City's Water service and connection to water is required; however, it is not accessible to the City's public sewer system. Prior to any new construction on either lot, the owners shall obtain a septic permit from the State of New Mexico Environment Department.

CONDITIONS OF APPROVAL

Any staff conditions noted in the attached memoranda and not listed in the recommended conditions of approval have already been addressed on the plat.

Staff recommends the following conditions of approval:

1. Staff redline comments will be provided to the surveyor who shall address all issues and submit the corrected plat in Mylar.

ATTACHMENTS:

EXHIBIT A: City Staff Memoranda

1. Fire Marshal Memorandum, Rey Gonzales
2. Waste Water Division Engineer Memorandum, Stan Holland
3. Historic Preservation Division Email; David Rasch

EXHIBIT B: Maps

1. Zoning
2. Aerial View
3. Utilities
4. Escarpment & Mountainous & Difficult Terrain Districts

EXHIBIT C: Applicant Materials

1. Letter of Application

EXHIBIT D: Photographs

City of Santa Fe, New Mexico

Exhibit A


City Staff Memoranda

City of Santa Fe, New Mexico

memo

DATE: October 1, 2013

TO: William Lamboy , Case Manager

FROM: Reynaldo Gonzales, Fire Marshal 

SUBJECT: Case #2013-87 947 Cerro de la Paz Lot Split

I have conducted a review of the above mentioned case for compliance with the International Fire Code (IFC) Edition. If you have questions or concerns, or need further clarification please call me at 505-955-3316.

Prior to any new construction these requirements must be met:

1. All Fire Department access shall be no greater than a 10% grade throughout and maintain 20' min. width.
2. Fire Department Access shall not be less than 20 feet width to any new construction.
3. Shall meet driveway requirements as per IFC.
4. Fire Department shall have 150 feet distance to any portion of the building on any new construction.
5. Shall have water supply that meets fire flow requirements as per IFC.

City of Santa Fe, New Mexico

memo

DATE: October 7, 2013
TO: William Lamboy, AICP, Land Use Planner Senior
FROM: Noah Berke, CFM, Planner Technician Senior
SUBJECT: Request for Additional Submittals for Case #2013-87, 947 Cerro de la Paz Lot Split request

Below are comments for the 947 Cerro de la Paz lot split request. These comments are based on documentation submitted July 2, 2013:

- Add notation that identifies that the graded areas on lot that are to be restored and revegetated.
- Identify buildable area that show compliance with both Article 14-8.2 "Terrain and Stormwater Management" and Article 14-5.6 "Escarpment Overlay District". This area shall be identified for each lot.
- Provide certified topography with signature, stamp and date.
- Provide certified slope analysis.



MEMO

Wastewater Management Division DEVELOPMENT REVIEW COMMENTS

E-MAIL DELIVERY

Date: October 1, 2013

To: William Lamboy, Case Manager

From: Stan Holland, P.E.
Wastewater Management Division

Subject: Case 2013-87 947 Cerro de la Paz Lot Split

The subject property is not accessible to the City public sewer system. Prior to any new construction on the lot, the owner shall obtain a septic system permit from the State of New Mexico Environment Department (505-827-1840).

The Applicant shall add the following note to the plat:

1. Connection to the City public sewer system is mandatory when the property is in the City limits and is being developed or improved is accessible to the City sewer system. Prior to the development or improvement of the property, owners and developers of the property shall obtain a technical sewer evaluation review by the City of Santa Fe Wastewater Division.

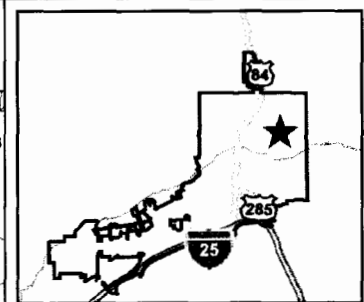
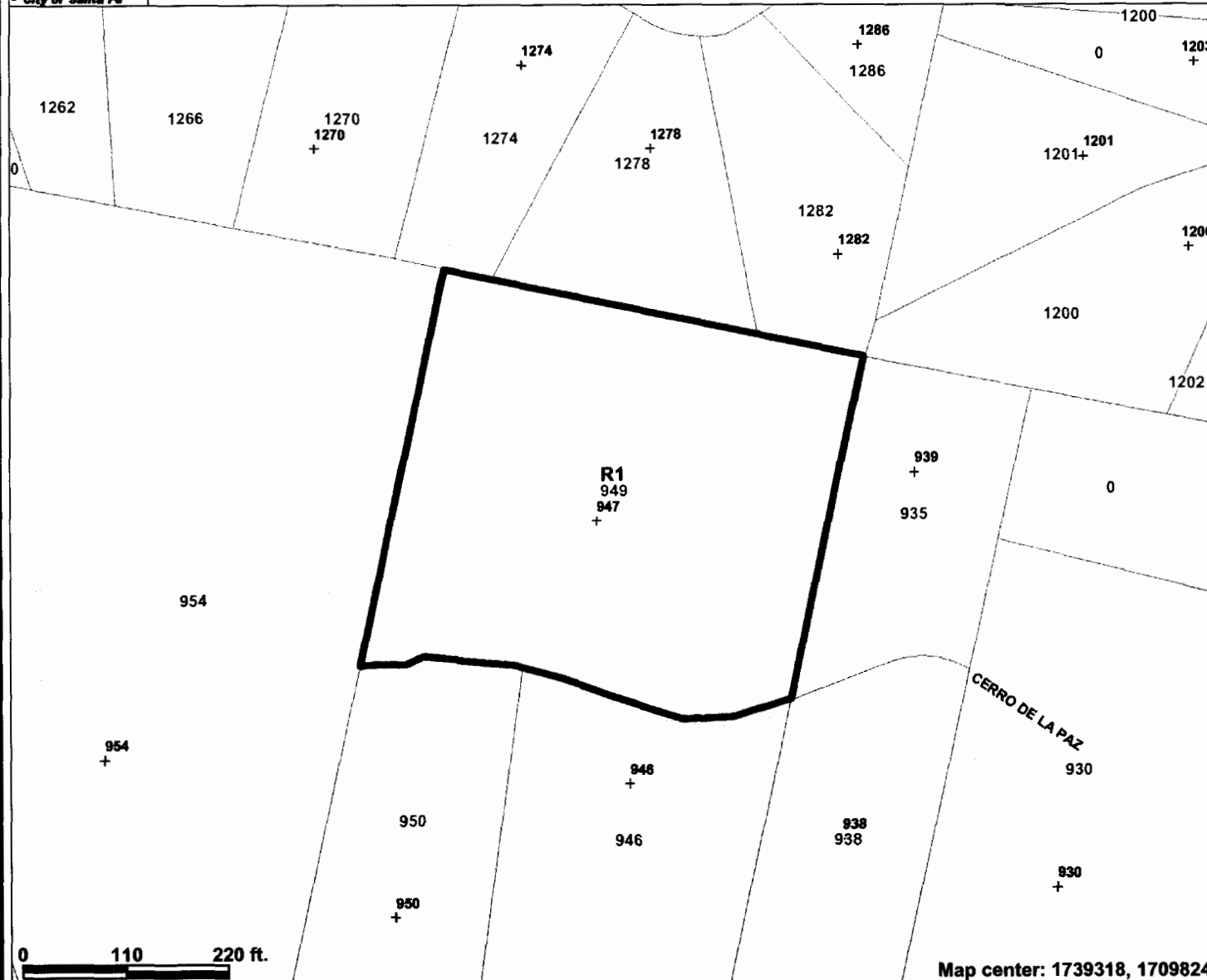
City of Santa Fe, New Mexico

Exhibit B

Maps



947 Cerro de la Paz - Zoning



Legend

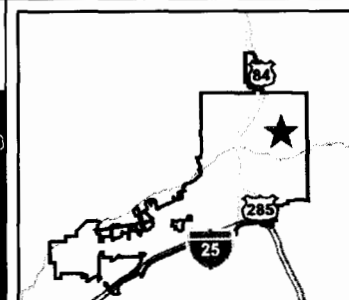
- City Limits
- Address Points
- Parcels
- Airport Clear Zones
- Santa Fe River
- Zoning**
- RR Rural Residential
- R1, (PUD) Single - Family 1du/ac.
- R2, (DT), (PUD), (AC) Single - Family 2du/ac
- R3, (PUD) Single - Family 3du/ac
- R4 Single - Family 4du/ac
- R5, (DT), (PUD), (AC), R6 Single - Family 5-6du/ac
- R7, (I), (PUD), R8 Single - Family 7-8du/ac
- RC5, RC5AC Compound 5du/ac
- RC8, RC8AC Compound 8du/ac
- R10, (PUD) Multiple - Family 10du/ac
- R12, (PUD) Multiple - Family 12du/ac
- R21, (PUD) Multiple - Family 21du/ac
- R29, (PUD),(AC) Multiple - Family 29du/ac
- RAC Residential Arts & Crafts






Scale: 1:1,969

Map center: 1739318, 1709824

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



Legend

- N City Limits**
+ Address Points
 **Parcels**
 **Airport Clear Zones**
 **Santa Fe River**
Major Roads and Highways
Other Roads and Streets
2011 Aerial Photography - 1 foot resolution

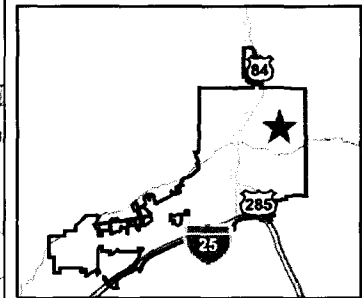
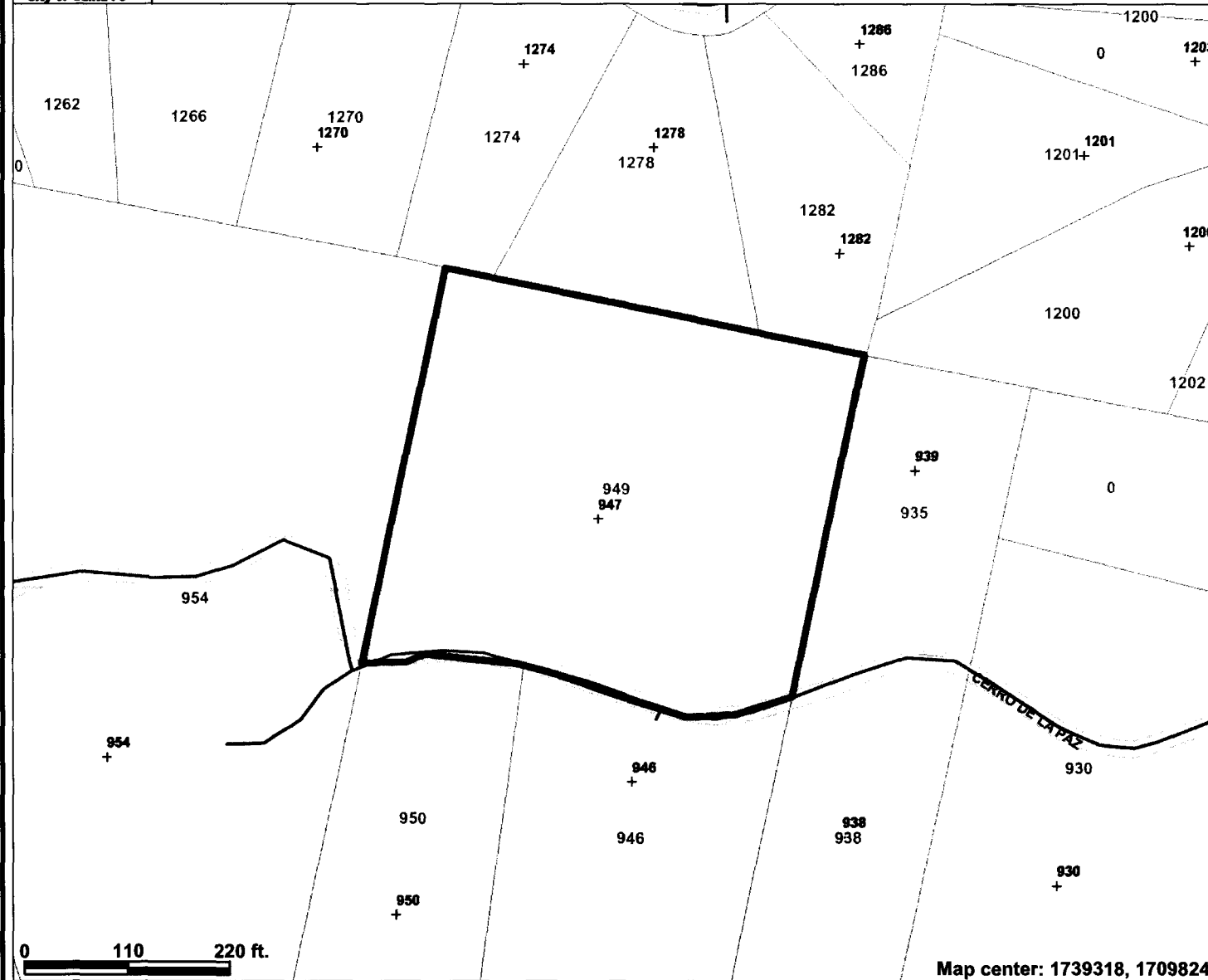


Scale: 1:1,969

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



947 Cerro de la Paz - Utilities



Legend

- City Limits
- Address Points
- Wastewater Collection Pipelines
- Water Pipe Distribution
- Parcels
- Airport Clear Zones
- Santa Fe River
- Major Roads and Highways
- Other Roads and Streets



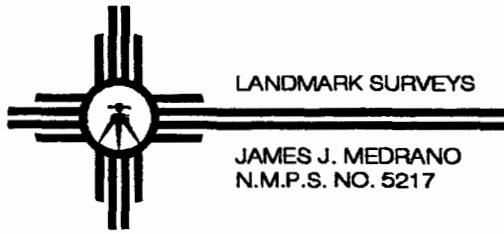
Scale: 1:1,969

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City of Santa Fe, New Mexico

Exhibit C

Applicant Materials



1209 B Parkway Drive
Santa Fe, NM 87507
Phone: (505) 473 - 1511
Fax: (505) 473 - 0964
P.O. Box 6714
Santa Fe, NM 87502

July 24, 2013

Mr. William Lamboy
Land Use Senior Planner
City of Santa Fe
P.O. Box 909
Santa Fe, New Mexico

Re: Landmark Project No. 13-08 (L-825), Lot Split for Mr. and Mrs. Jose G. Rodriguez,
947 Cerro de la Paz, Santa Fe

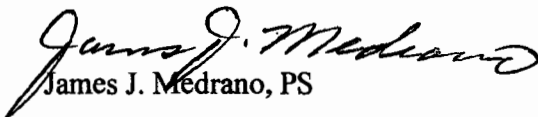
Dear Mr. Lamboy;

We are submitting for your review, three (3) prints, one electronic copy in pdf format,
two copies of the recorded plat as well as a check for \$280.00 and Summary Committee
Lot Split application.

We are requesting that we be placed in the agenda for the November 7 Summary
Committee meeting.

If you have any questions, please give me a call.

Sincerely:


James J. Medrano, PS

JJM/cm

City of Santa Fe, New Mexico

Exhibit D

Photographs



PUBLIC MEETING NOTICE
FOR THE BOARD OF DIRECTORS
OF THE
PENNSYLVANIA
STATE COLLEGE
OF PODIATRY
AND
PODIATRIC MEDICINE
ON
THURSDAY, APRIL 10, 2008
AT 7:00 PM
IN THE
BOARD ROOM
OF THE
PENNSYLVANIA
STATE COLLEGE
OF PODIATRY
AND
PODIATRIC MEDICINE
1000 UNIVERSITY DRIVE
PO BOX 1000
PODIATRY CAMPUS
HARRISBURG, PA 17105-1000
FOR MORE INFORMATION
CONTACT THE OFFICE OF
THE CHAIRMAN
AT 717-637-1234
OR
WWW.PSCPMED.EDU

City of Santa Fe, New Mexico

memo

DATE: November 7, 2013

TO: Summary Committee

FROM: Current Planning Division

RE: Additional Correspondence

The attached correspondence is not in your November 7, 2013 Summary Committee Packet.

Case #2013-87. 947 Cerro de la Paz Lot Split.

- Letter from Roger E. and Louise G. Hill, received November 4, 2013
- Letter from Christopher Avery, received November 7, 2013

Exhibit "3"

Roger E. Hill and Louise G. Hill

1282 Vallecita Drive

Santa Fe, NM 87501

Tel: (505) 984-1958

November 3, 2013

City of Santa Fe
Land Use Department
Current Planning Division
200 Lincoln Avenue, Box 909
Santa Fe, NM 87504-0909

Re: Summary Committee Public Hearing Case#2013-87

Dear Sir/Madame:

There are several issues regarding the development of the property at 947 Cerro de la Paz that may be compounded by splitting the property into two residential lots. These issues stem from the topography of the property. The property consists of a very steep hillside descending to the north from Cerro de la Paz terminating in a region of deeply eroded gullies or arroyos that all feed into the Arroyo de la Piedra.

The first concern is the impact of tree clearing and access construction on the drainage and erosion patterns on the property and further downstream. This concern has already been compounded by the fact that the owner has already created two access roads (driveways) and partially cleared two (presumed) building sites. The two sites are immediately adjacent to steep gullies and several branch gullies actually begin at or near the building sites. Does the owner intend to fill up or otherwise alter the arroyo structure in order to develop the building sites?

Our second concern has to do with the placement of any possible septic systems. Can leach fields be designed consistent with relevant codes in the presence of so many water courses at both sites?

We are unable to attend Thursday's hearing but hope that our concerns might be addressed in the discussions.

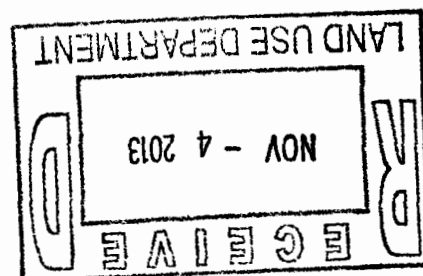
We are not necessarily opposed to the owner's plans. We only want to be sure that all regulations and codes are met and that expert engineering assessments of the impacts on water drainage and erosion of the proposed development have been carried out.

Thank you.

Sincerely,

Roger E. Hill, Louise G. Hill

Roger E. Hill, Louise G. Hill



**Christopher L. Avery
954 Cerro de la Paz
Santa Fe, New Mexico 87501**

cellphone: (505) 470-6200 e-mail: chrisavery777@gmail.com

Comments submitted to Current Planning Division, City of Santa Fe

November 7, 2013

Re: 947 Cerro de la Paz Lot Split – Case #2013-87

Regarding the proposed split of the lot at 947 Cerro de la Paz, I was disappointed to find yesterday, Wednesday November 6, that contractors apparently working for 947 Cerro de la Paz were digging a deep ditch with a steam shovel across Cerro de la Paz, with a "road closed" sign – without any notice at all to residents like myself who live on the road and need it for access and for deliveries. The contractors did allow cars to squeeze by, but it would not have been possible for a truck to get by. I had a furniture delivery scheduled yesterday – if it had come by truck it would not have been possible for the truck to make the delivery to my home because of the ditch...fortunately the delivery came by SUV.

Whether or not the proposed split of 947 Cerro de la Paz is approved, I would want assurance that any future construction on that lot is undertaken with more care and consideration for other residents on the road.

Also, I have always been concerned that Cerro de la Paz is a narrow road, making it difficult for cars travelling in opposite directions to pass one another when there is ice and snow on the road. I am particularly concerned about one part of the road between 947 Cerro de la Paz and the start of Cerro de la Paz, specifically the part of the road alongside 939 Cerro de la Paz where there is a big curve without any barrier on the side of the road where the land drops off steeply down a cliff. If a car (for example a car without 4-wheel drive on the icy road in winter) were to move over too far on that side of the road at that point, there would be nothing to prevent the car from tumbling down the steep cliff, probably killing whoever is in the car. If construction equipment were to be going back and forth to 947 Cerro de la Paz, the potential danger of that stretch of road would be of particular concern to me. Long-time residents of Santa Fe who have visited my home have also commented on the danger of the road along that unprotected curve.

Sincerely,



Christopher Avery
954 Cerro de la Paz

City of Santa Fe, New Mexico

memo

DATE: October 21, 2013, for the November 7, 2013 Meeting

TO: Summary Committee

VIA: Matthew S. O'Reilly, P.E., Director, Land Use Department *MSO*
Tamara Baer, ASLA, Planning Manager, Current Planning Division *TB*

FROM: William Lamboy, AICP, Senior Planner, Current Planning Division *WLL*

5152 BECKNER ROAD LOT SPLIT

Case #2013-90. 5152 Beckner Road Lot Split. James W. Siebert, James W. Siebert & Associates, Inc., agent for Beckner Equities, Inc., requests plat approval to divide approximately 21.77 acres into two lots. The property is zoned C-2 (General Commercial). (William Lamboy, Case Manager)

RECOMMENDATION

The Land Use Department recommends **Approval** with the Conditions of Approval as outlined in this report.

BACKGROUND & SUMMARY

The property is zoned C-2 (General Commercial). The lot split is required in order to build a new Community Based Outpatient Clinic for Santa Fe area veterans. The property is located in Las Soleras, a 565 acre, mixed-use development expected to have over 2,000 residences at build-out.

The proposed land division would create two lots from Tract 28: Lot 28-F, 5154 Beckner Road, containing approximately 18.83 acres; and Lot 28-G, 5152 Beckner Road, 2.49 acres. Both lots are undeveloped.

The property is accessed directly from Beckner Road, a 4-lane divided, major arterial roadway. Beckner Road is completed for approximately one mile from the intersection with Cerrillos Road.

The property is accessible to the City's water and sanitary sewer system and is required to connect accordingly.

CONDITIONS OF APPROVAL

Any staff conditions noted in the attached memoranda and not listed in the recommended conditions of approval have already been addressed on the plat.

Staff recommends the following conditions of approval:

1. Staff redline comments will be provided to the surveyor who shall address all issues and submit the corrected plat in Mylar.
2. The following notes shall be added to the plat:
 - a. Add a note and show easement lines on the Lot Split Plat granting a 25' wide ingress, egress and utility easement that allows access to Beckner Road for the benefit of the owners/occupants of Lot 28 (Lot 28-F after lot split) as shown on the Lot Line Adjustment Plat for Beckner Road Equities, Inc., recorded in book 714, page 019 on March 4, 2010 in the Santa Fe County Clerk's office. This easement shall be located along the eastern boundary of Lot 28-G and extend to the southern property line which coincides with Interstate-25 Right-of-Way.
 - b. The proposed access of Lot 28-G onto Beckner Road is currently proposed as a full access. Left-outs and/or left-ins may be restricted in the future, as determined by the City's Traffic Engineering Division, if traffic operational problems are observed and/or anticipated. The City Traffic Engineering Division may require any portion of development within the Las Soleras Development to implement said restrictions at this access point.

ATTACHMENTS:

EXHIBIT A: City Staff Memoranda

1. Fire Marshal Memorandum, Rey Gonzales
2. City Engineer for Land Use Memorandum, R. Zaxus
3. Waste Water Division Engineer Memorandum, Stan Holland
4. Traffic Engineering Division Memorandum, Sandra Kassens

EXHIBIT B: Maps

1. Zoning
2. Aerial View
3. Las Soleras Plan (partial)
4. Santa Fe Factory Stores Plat Book 272 Page 039

EXHIBIT C: Applicant Materials

1. Letter of Application

EXHIBIT D: Photographs

City of Santa Fe, New Mexico

Exhibit A


City Staff Memoranda

City of Santa Fe, New Mexico

memo

DATE: October 1, 2013

TO: William Lamboy , Case Manager

FROM: Reynaldo Gonzales, Fire Marshal 

SUBJECT: Case #2013-90 5152 Beckner Road Lot Split

I have conducted a review of the above mentioned case for compliance with the International Fire Code (IFC) Edition. If you have questions or concerns, or need further clarification please call me at 505-955-3316.

Prior to any new construction these requirements must be met:

1. All Fire Department access shall be no greater than a 10% grade throughout and maintain 20' min. width.
2. Fire Department Access shall not be less than 20 feet width to any new construction.
3. Shall meet driveway requirements as per IFC.
4. Fire Department shall have 150 feet distance to any portion of the building on any new construction.
5. Shall have water supply that meets fire flow requirements as per IFC or install an automatic sprinkler system.

DATE: October 9, 2013

TO: William Lamboy
Case Manager

FROM: Risana B "RB" Zaxus, PE
City Engineer for Land Use Department

RE: Case # 2013-90
5152 Beckner Road Lot Split

I reviewed a one-sheet Lot Split Survey Plat prepared by Dawson Surveys, and have the following review comments, to be considered conditions of approval:

- Add street address to each lot.
- Flood Zone notes are in conflict. Property is not in 1% floodplain. Revise notes accordingly.

City of Santa Fe, New Mexico

memo

DATE: October 1, 2013

TO: William Lamboy, Case Manager

FROM: Stan Holland, Engineer, Wastewater Division

SUBJECT: Case #2013-90 Beckner Road Lot Split

The subject property is accessible to the City sanitary sewer system. As a condition of approval the property and structures shall be connected to the City's public sewer collection system.

There are no additional items for the Applicant to address.

City of Santa Fe, New Mexico

memo

DATE: October 21, 2013

TO: William Lamboy, Planning and Land Use Department

VIA: John Romero, Traffic Engineering Division Director *JR*

FROM: Sandra Kassens, Traffic Engineering Division *SK*

SUBJECT: 5152 Beckner Road Lot Split. Case # 2013-90

ISSUE:

James W. Siebert, James W. Siebert & Associates, Inc., agent for Beckner Equities, Inc., requests plat approval to divide approximately 21.77 acres into two lots. The property is located at 5152 Beckner Road and is zoned C-2 (Commercial General).

BACKGROUND:

Beckner Road is a major arterial road in the Las Soleras Subdivision. Some areas are being developed in a piece-meal fashion, therefore all access points shall be reviewed by the Traffic Engineering Division to ensure that the spacing of driveways and intersections conforms to the New Mexico State Access Management Manual for a major arterial road.

RECOMMENDED ACTION:

Review comments are based on submittals received on October 2, 2013. The comments below should be considered as Conditions of Approval to be addressed prior to final approval unless otherwise noted:

There is an existing Agreement and Grant of Easement, recorded as instrument numbers 934123 through 934131 in Santa Fe County on June 7, 1993 that created a 24 foot wide ingress/egress and utility easement. This easement is illustrated in the Lot Line Adjustment Plat prepared for Beckner Road Equities, Inc.; that was recorded in plat book 714, page 019 on March 4, 2010. (Note: Lot 28 was formerly known as Lot 1, Eakin/Trickey Plat at the time of the above mentioned agreement.)

1. The applicants shall add a note to the plat that amends the use of the above mentioned easement to allow access to Beckner Road for the benefit of the owners/occupants of Lot 2B of the Plat of Survey prepared for Eakin/Trickey that was recorded on June 2, 1993 in book 248, page 028 in the Santa Fe County Clerk's Office; and Lots 2A-1, 2A-2 and 2A-3 of the Survey Plat prepared for Santa Fe Factory Stores that was recorded on April 27, 1994 in book 272, page 039 in the Santa Fe County Clerk's Office. This amended 24 foot wide access shall extend from Beckner Road to the northern boundary of the PNM Substation, i.e., Las Soleras Lot 29.

If you have any questions or need any more information, feel free to contact me at 955-6697. Thank you.

Attachments: Agreement and Grant of Easement, instrument no. 934/123-131.
Plat Book 714, page 019; Plat Book 248, page 028; Plat Book 272, page 039

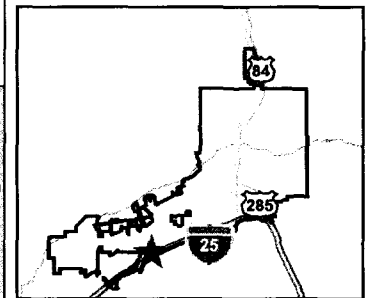
City of Santa Fe, New Mexico

Exhibit B

Maps



5152 Beckner Road - Zoning



Legend

- City Limits
- Address Points
- Wastewater Collection Pipelines
- Water Pipe Distribution
- Parcels
- Airport Clear Zones
- Santa Fe River
- FEMA Floodplain December 4, 2012 (100 yr)
- Zoning**
 - RR Rural Residential
 - R1, (PUD) Single - Family 1du/ac.
 - R2, (DT), (PUD), (AC) Single - Family 2du/ac
 - R3, (PUD) Single - Family 3du/ac
 - R4 Single - Family 4du/ac
 - R5, (DT), (PUD), (AC), R6 Single - Family 5-8du/ac
 - R7, (I), (PUD), R8 Single - Family 7-8du/ac
 - RCS, RCSAC Compound 5du/ac
 - RCS, RCSAC Compound 8du/ac
 - R10, (PUD) Multiple - Family 10du/ac



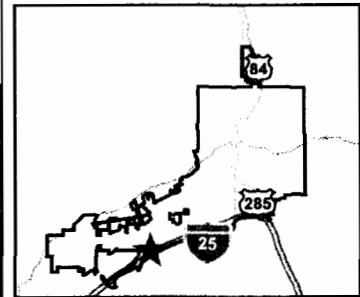
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Map center: 1707016, 1678472

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



5152 Beckner Road - Aerial View



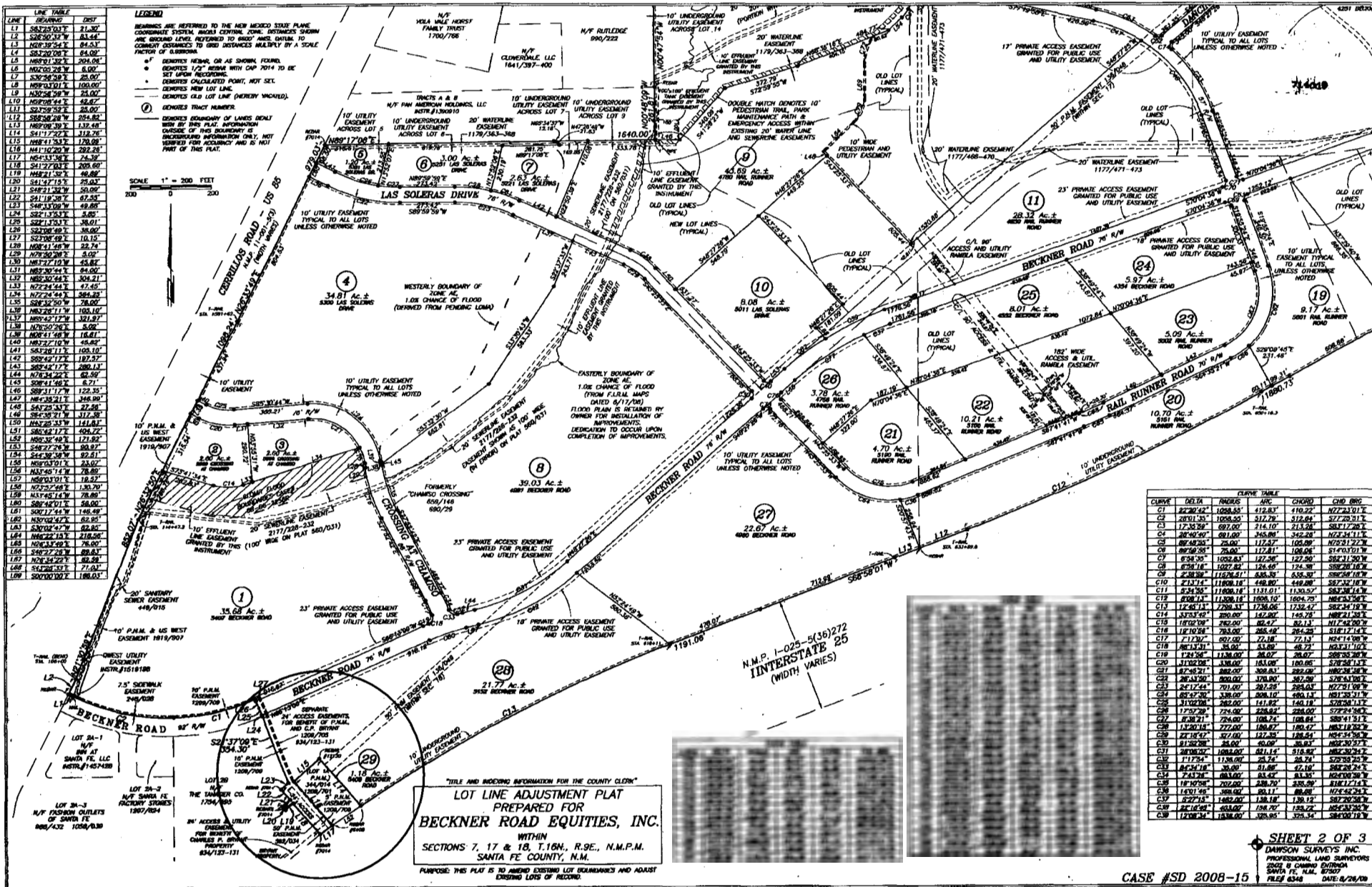
Legend

- City Limits
- Address Points
- Wastewater Collection Pipelines
- Water Pipe Distribution
- Parcels
- Airport Clear Zones
- Santa Fe River
- FEMA Floodplain December 4, 2012 (100 yr)
- Major Roads and Highways**
- Other Roads and Streets**
- 2008 Aerial Photography - 6 inch resolution**



Scale: 1:4,346

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City of Santa Fe, New Mexico

Exhibit C

Applicant Materials



**JAMES W. SIEBERT
AND ASSOCIATES, INC.**

915 MERCER STREET * SANTA FE, NEW MEXICO 87505
(505) 983-5588 * FAX (505) 989-7313
jim@jwsiebert.com

September 13, 2013

Tamara Baer
Current Planning Division
Division Manager
P.O. Box 909
Santa Fe, NM 87504

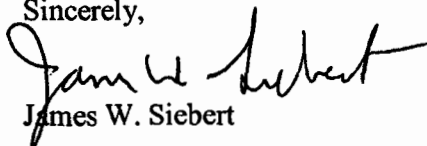
Re: Las Soleras Lot 28 Lot Split

Dear Ms. Baer:

On behalf of Beckner Equities Inc., I am submitting a lot split application to divide lot 28 within the Las Soleras development. The proposed lot split will accommodate a veterans clinic on 2.345 acres leaving a remainder of 18.982 acres. Included with this application are the following items:

- Completed Summary Committee lot split application
- Warranty deed
- Plat of record
- Check in the amount of \$280.00 for application fee
- 3 copies of the proposed plat in a 24 x 36 format
- Digital of plat in PDF format will be sent by Dawson Surveys.

Sincerely,

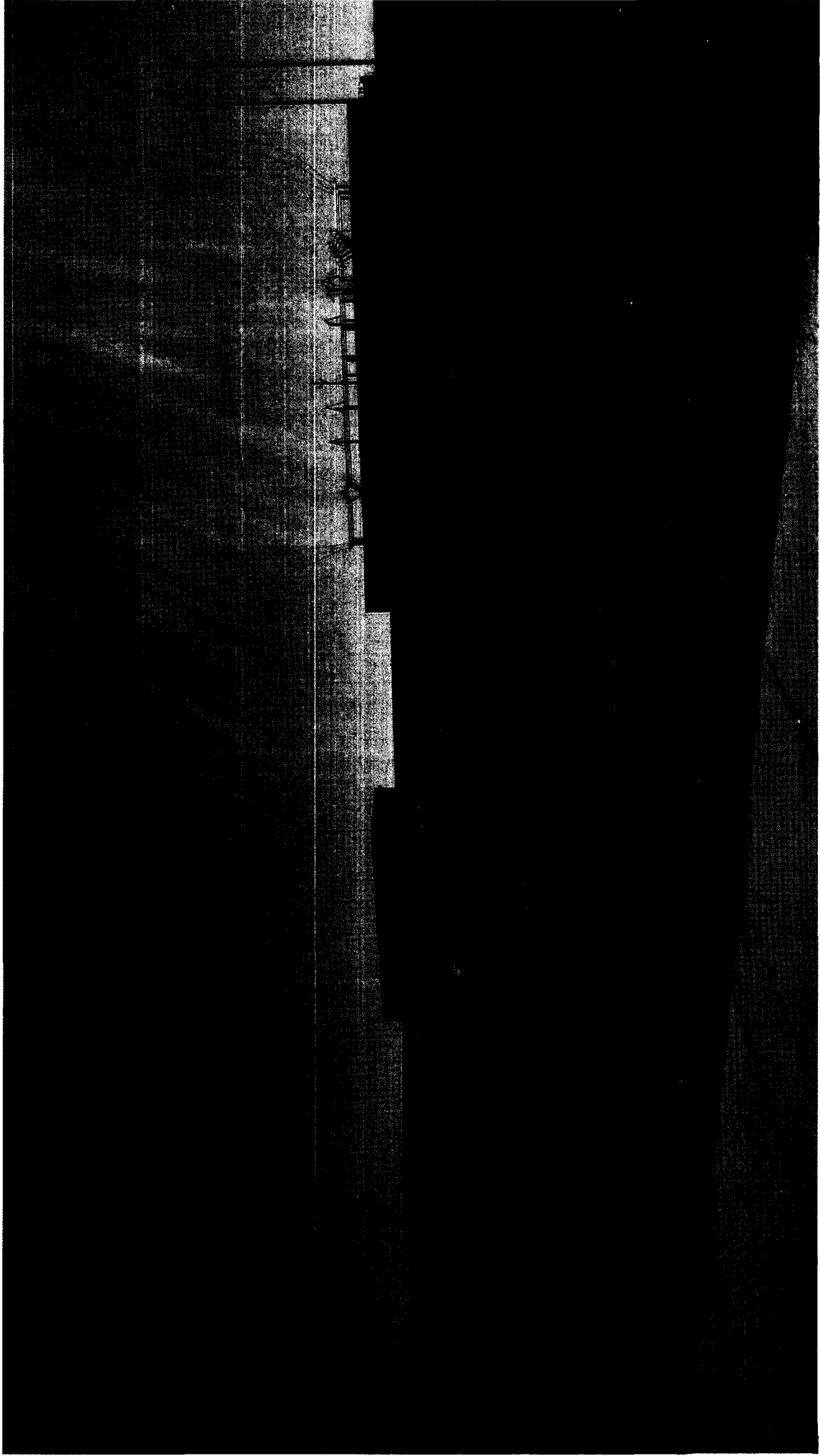

James W. Siebert

Xc: Skip Skarsgard

City of Santa Fe, New Mexico

Exhibit D

Photographs



Proposed VA Clinic Site



View of Beckner Road Past VA Clinic Site

City of Santa Fe, New Mexico

memo

DATE: October 21, 2013, for the November 7, 2013 Meeting

TO: Summary Committee

VIA: Matthew S. O'Reilly, P.E., Director, Land Use Department *MSO*
Tamara Baer, ASLA, Planning Manager, Current Planning Division *TB*

FROM: William Lamboy, AICP, Senior Planner, Current Planning Division *W.L.*

2496 RANCHO SIRINGO DRIVE LOT SPLIT

Case #2013-92. 2496 Rancho Siringo Lot Split. Fred A. and Josie Lucero, owners, request plat approval to divide approximately 0.49 acres into two residential lots. The property is zoned R-5 (Residential-5 dwelling units per acre). (William Lamboy, Case Manager)

RECOMMENDATION

The Land Use Department recommends **Approval** with the Conditions of Approval as outlined in this report.

BACKGROUND & SUMMARY

The property is zoned R-5 (Residential-5 dwelling units per acre). The proposed land division would create two lots: Lot 1-C, 2496 Rancho Siringo Drive, containing approximately 0.12 acres; and Lot 1-D, 2494 Rancho Siringo Drive, 0.37 acres. Lot 1-D is developed with a single family home. Lot 1-C is undeveloped.

The property is accessed directly from Rancho Siringo Drive, an improved City maintained roadway. Access from Yucca Street is not permitted.

The property is accessible to the City's water and sanitary sewer systems. Connection is required at time of development of Lot 1-C.

In accordance with 14-9.2(E), the property owner is required to construct a 5-foot

Exhibit "5"

wide sidewalk along Rancho Siringo Drive. Currently, there is no sidewalk along the entire length of the southern block of Rancho Siringo Drive from Yucca Street to Rancho Siringo Road. The sidewalk is located along the north block.

CONDITIONS OF APPROVAL

Any staff conditions noted in the attached memoranda and not listed in the recommended conditions of approval have already been addressed on the plat.

Staff recommends the following conditions of approval:

1. Staff redline comments will be provided to the surveyor who shall address all issues and submit the corrected plat in Mylar.
2. The following notes shall be added to the plat:
 - a. Prior to issuance of a building permit for Lot 1-C, a financial guarantee must be provided to the City in the amount approved by the City for the full cost of all work required for construction of a 5-foot wide sidewalk the length of Lot 1-C and Lot 1-D along Rancho Siringo Drive.

ATTACHMENTS:

EXHIBIT A: City Staff Memoranda

1. Fire Marshal Memorandum, Rey Gonzales
2. City Engineer for Land Use Email, Risana B. Zaxus
3. Waste Water Division Engineer Memorandum, Stan Holland

EXHIBIT B: Maps

1. Zoning
2. Aerial View

EXHIBIT C: Applicant Materials

1. Letter of Application

EXHIBIT D: Photographs

City of Santa Fe, New Mexico

Exhibit A


City Staff Memoranda

City of Santa Fe, New Mexico

memo

DATE: October 1, 2013

TO: William Lamboy , Case Manager

FROM: Reynaldo Gonzales, Fire Marshal 

SUBJECT: Case #2013-92 2466 Rancho Siringo Lot Split

I have conducted a review of the above mentioned case for compliance with the International Fire Code (IFC) Edition. If you have questions or concerns, or need further clarification please call me at 505-955-3316.

Prior to any new construction these requirements must be met:

1. All Fire Department access shall be no greater than a 10% grade throughout and maintain 20' min. width.
2. Fire Department Access shall not be less than 20 feet width to any new construction.
3. Fire Department shall have 150 feet distance to any portion of the building on any new construction.
4. Shall have water supply that meets fire flow requirements as per IFC.

DATE: October 9, 2013

TO: William Lamboy
Case Manager

FROM: Risana B "RB" Zaxus, PE
City Engineer for Land Use Department

RE: Case # 2013-92
2496 Rancho Siringo Lot Split

I reviewed a one-sheet Lot Split Plat prepared by Alarid and Associates, and have the following review comments, to be considered conditions of approval:

- Revise FIRM reference to be 35049C0413E.
- In accordance with Santa Fe City Code Article 14-9.2(E), prior to recordation of the Lot Split Plat the developer shall either construct a 5 foot wide sidewalk along the north boundary of the proposed Lot 1-D (lot with the existing residence) or provide the City of Santa Fe with a financial guarantee to cover the cost of sidewalk placement.
- The developer of Lot 1-C shall be required to construct a sidewalk at the time of building permit application. A note stating this shall be added to the Lot Split Plat.

City of Santa Fe, New Mexico

memo

DATE: October 7, 2013
TO: William Lamboy, Case Manager
FROM: Stan Holland, Engineer, Wastewater Division
SUBJECT: Case #2013-92 2496 Rancho Siringo Lot Split

The subject properties are accessible to the City sanitary sewer system:

The following are conditions of approval:

1. A note shall be added to the plat indicating that any future division of Lot 1-D will require a public sewer mainline extension to serve the new lot.
2. The private sewer service line for the existing residence at 2496 Rancho Siringo goes through the proposed Lot 1-C. The owner needs to show on the plat the location of their private sewer service line going through Lot 1-C and create an easement for this private sewer line. An alternative is to relocate the sewer service line out of the proposed Lot 1-C.

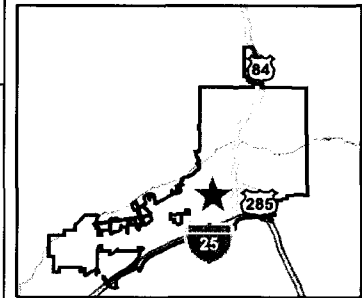
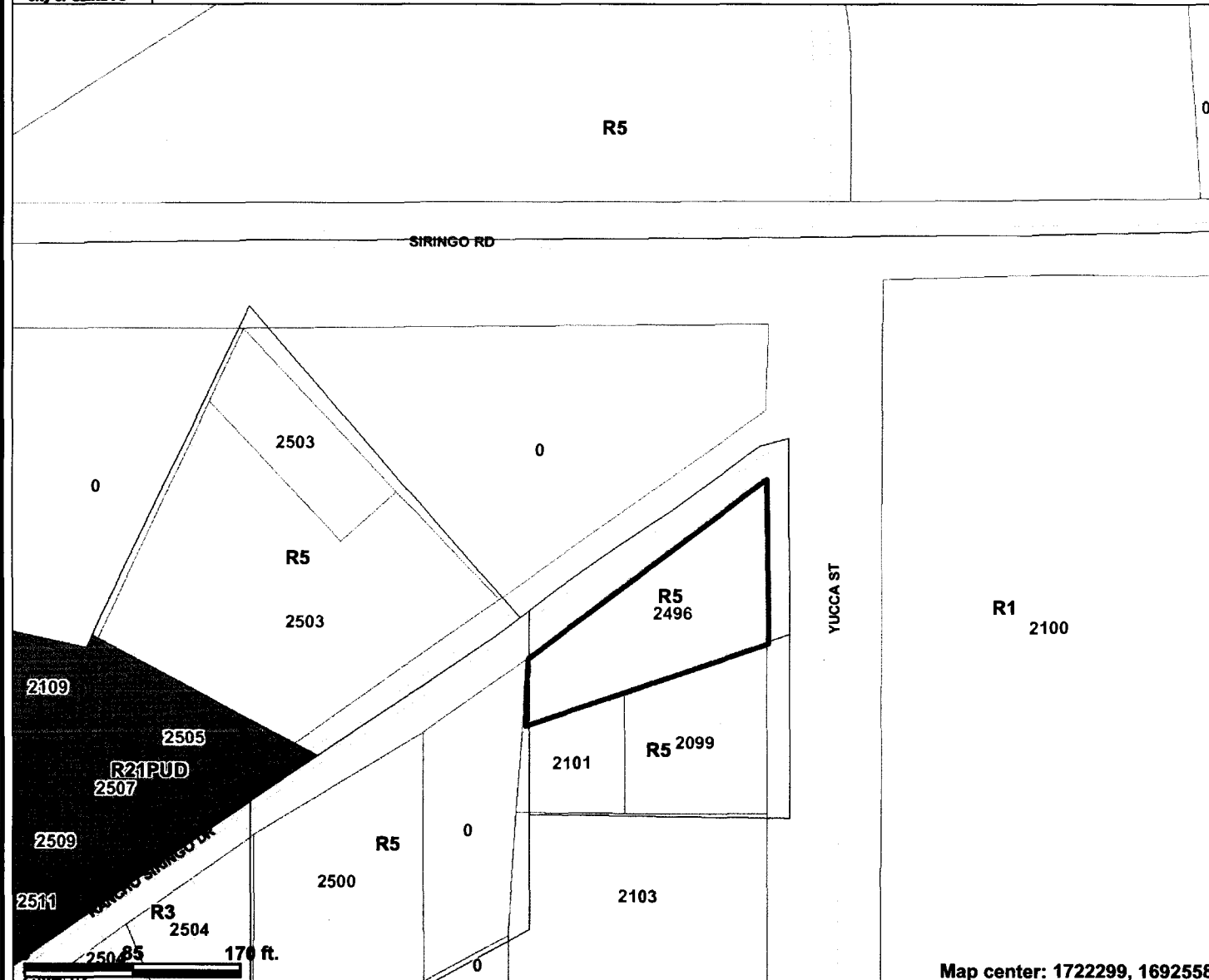
City of Santa Fe, New Mexico

Exhibit B

Maps



2496 Rancho Siringo - Zoning



Legend

City Limits

Parcels

Airport Clear Zones

Santa Fe River

Zoning

RR Rural Residential

R1, (PUD) Single - Family 1du/ac.

R2, (DT), (PUD), (AC) Single - Family 2du/ac

R3, (PUD) Single - Family 3du/ac

R4 Single - Family 4du/ac

R5, (DT), (PUD), (AC), R6 Single - Family 5-6du/ac

R7, (I), (PUD), R8 Single - Family 7-8du/ac

RC5, RC5AC Compound 5du/ac

RC8, RC8AC Compound 8du/ac

R10, (PUD) Multiple - Family 10du/ac

R12, (PUD) Multiple - Family 12du/ac

R21, (PUD) Multiple - Family 21du/ac

R29, (PUD), (AC) Multiple - Family 29du/ac

RAC Residential Arts & Crafts

MHP Mobile Home Park

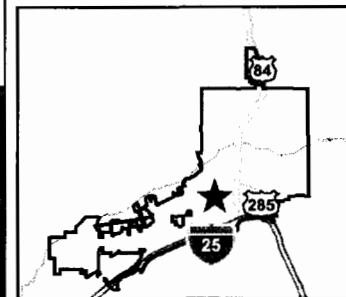
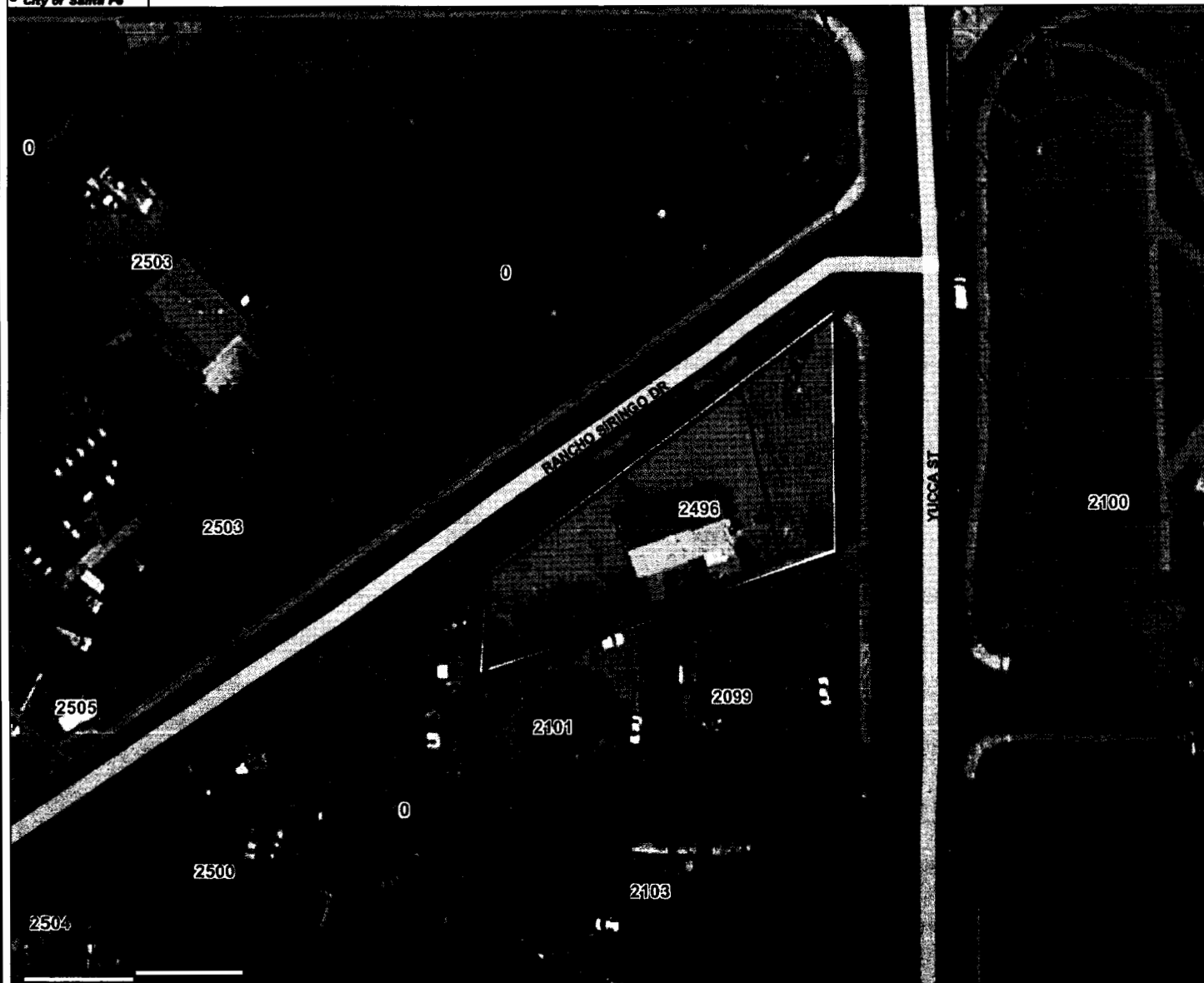


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2496 Rancho Slingo Road - Aerial View



Legend

City Limits

Parcels

Airport Clear Zones

Santa Fe River

Major Roads and Highways

Other Roads and Streets

2011 Aerial Photography - 1 foot resolution

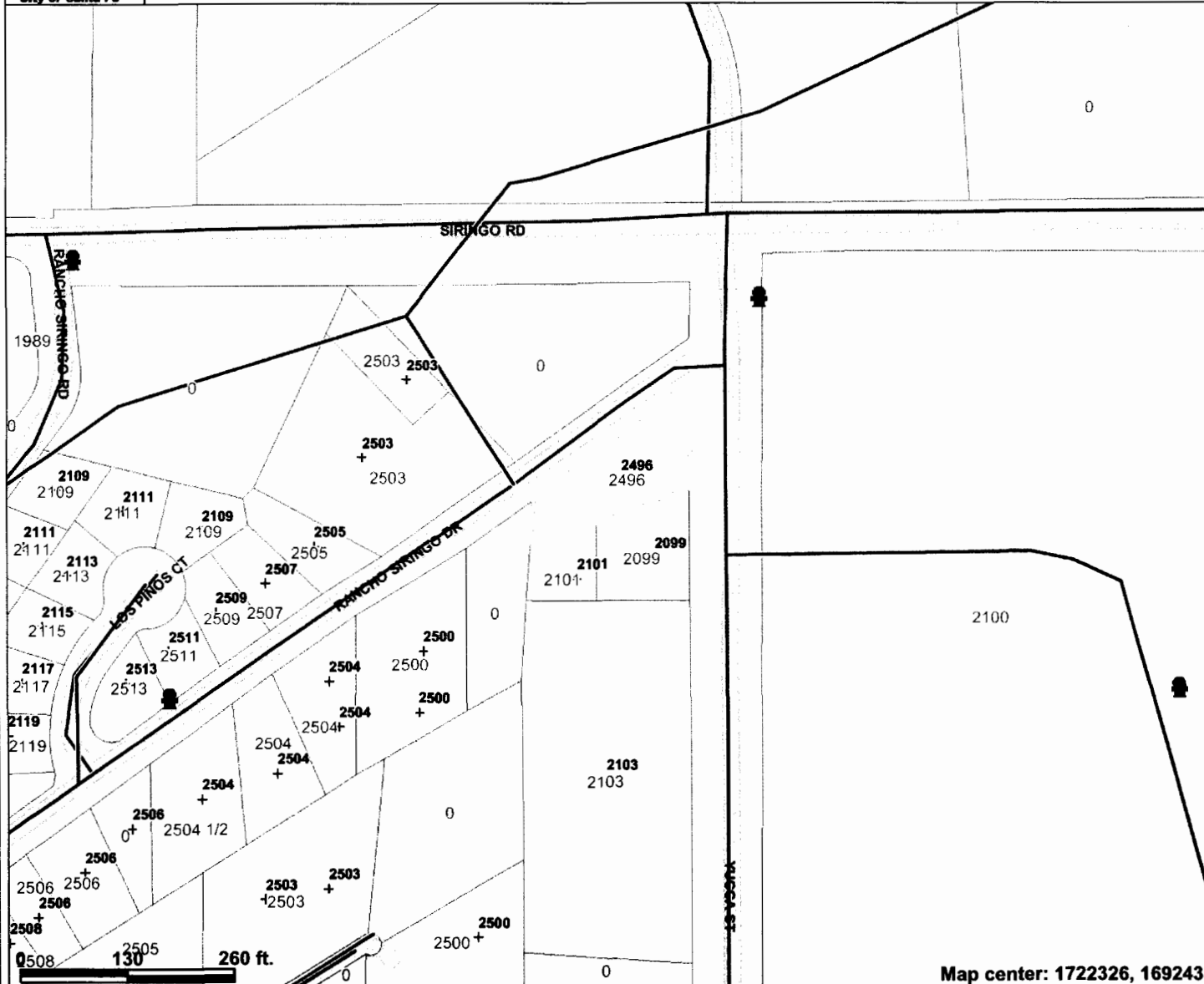
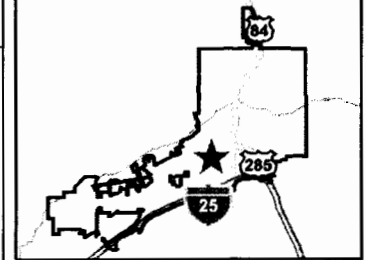


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2496 Rancho Siringo Road - Utilities



Legend

- City Limits
- Address Points
- Fire Hydrants
- Wastewater Collection Pipelines
- Water Pipe Distribution
- Parcels
- Airport Clear Zones
- Santa Fe River
- Major Roads and Highways
- Other Roads and Streets



Scale: 1:2,255

Map center: 1722326, 1692433

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City of Santa Fe, New Mexico

Exhibit C

Applicant Materials

9-20-13

To Whom it May Concern:

We would like to cut
our $\frac{1}{2}$ acre into 2 lots for
future use for our children.

Josie Lucas

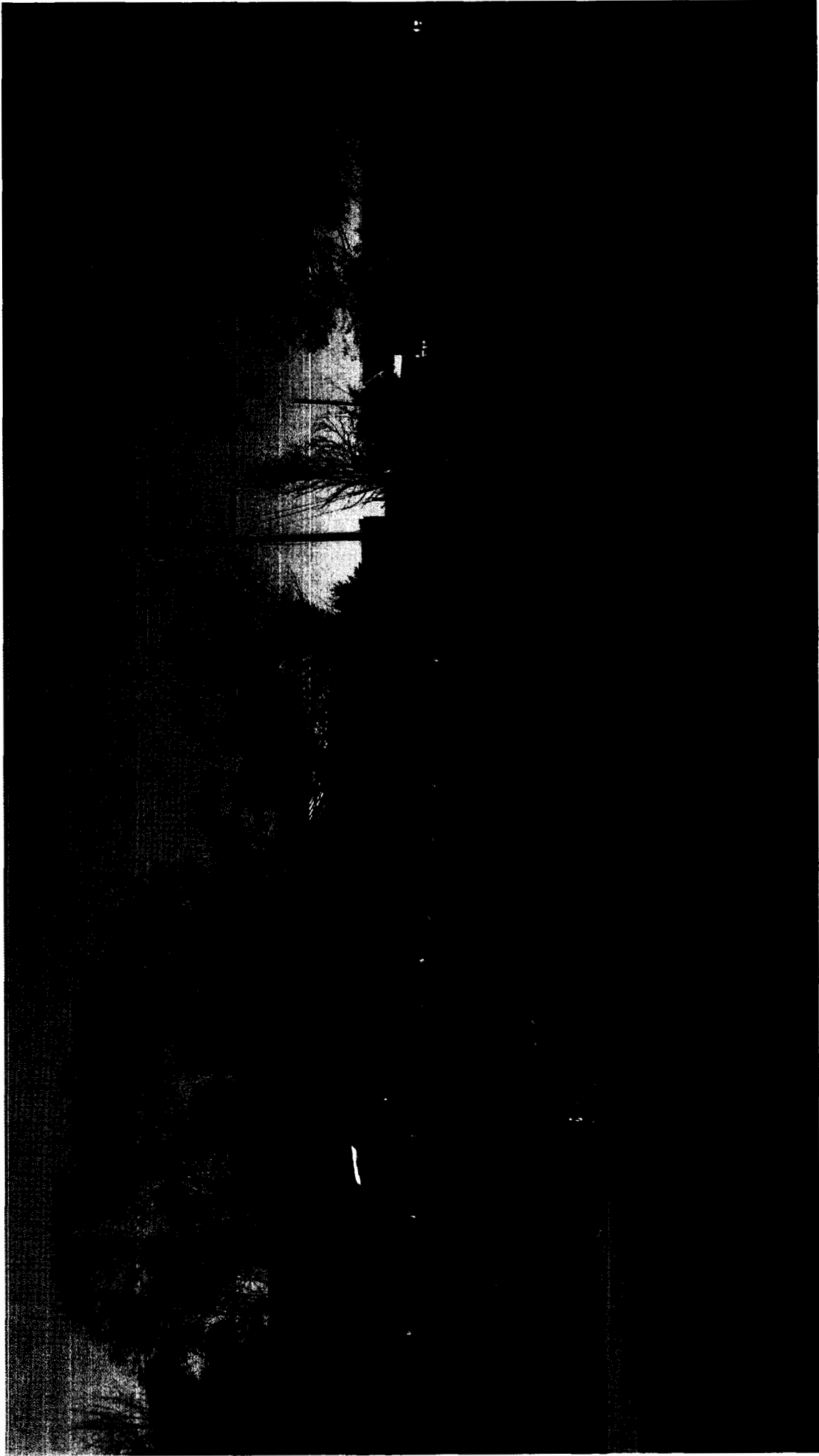
City of Santa Fe, New Mexico

Exhibit D

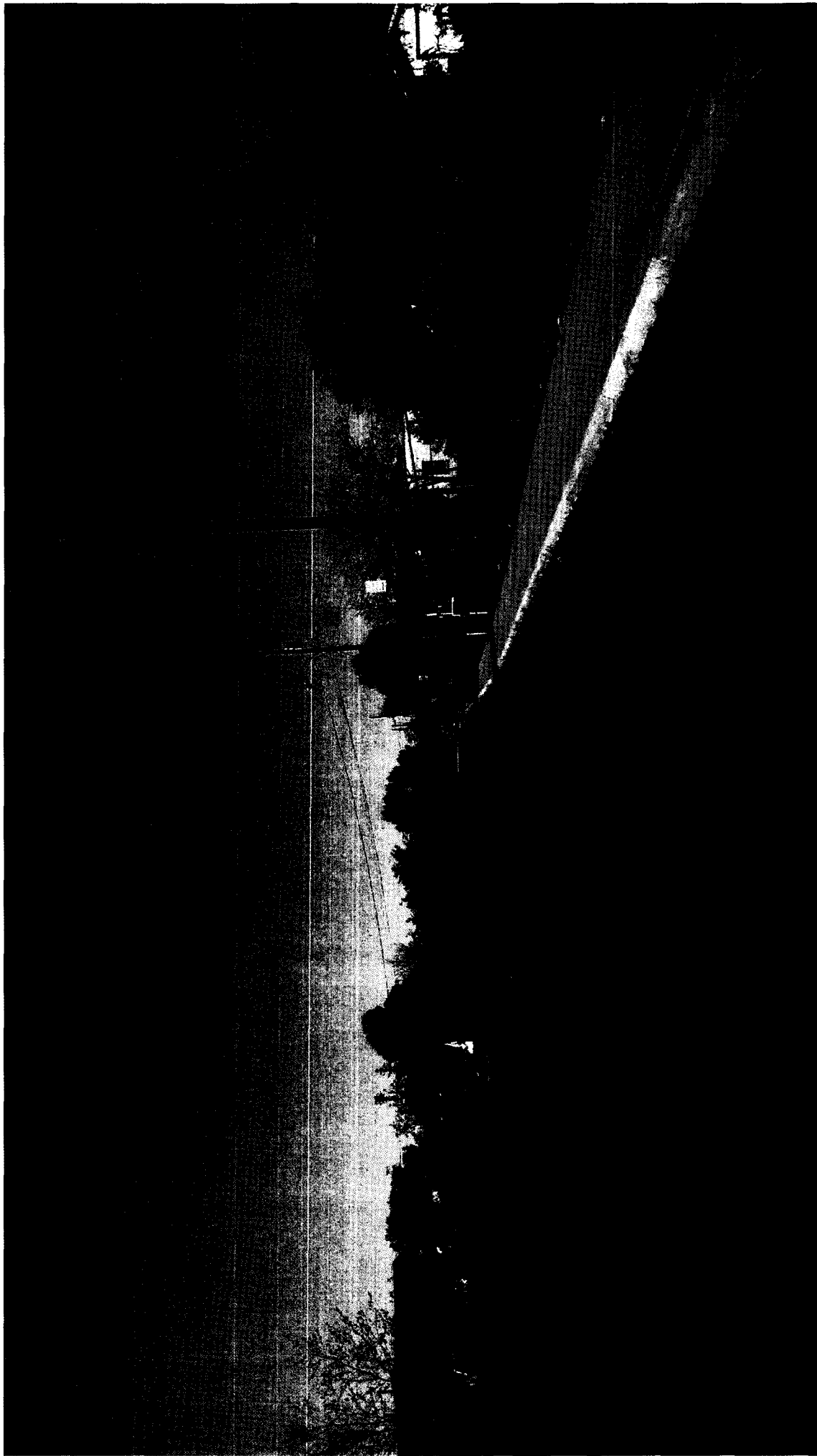
Photographs



Existing Residence



Proposed New Lot



View Down Rancho Siringo Drive

City of Santa Fe, New Mexico

memo

DATE: October 21, 2013, for the November 7, 2013 Meeting

TO: Summary Committee

VIA: Matthew S. O'Reilly, P.E., Director, Land Use Department *MSO*
Tamara Baer, ASLA, Planning Manager, Current Planning Division *TB*

FROM: William Lamboy, AICP, Senior Planner, Current Planning Division *W. Lamboy*

725 CANYON ROAD LOT SPLIT

Case #2013-99. 725 Canyon Road Lot Split. Dean Shrader, High Desert Surveying, Inc., agent for Frank Sanchez, requests plat approval to divide approximately 0.26 acres into two residential lots. The property is zoned RC-8AC (Residential Compound-8 dwelling units per acre / Arts & Crafts District). (William Lamboy, Case Manager)

RECOMMENDATION

The Land Use Department recommends **Approval** with the Conditions of Approval as outlined in this report.

BACKGROUND & SUMMARY

The property is zoned RC-8AC [Residential Compound-8 dwelling units per acre / Arts & Crafts (Overlay) District]. Residential compound districts are intended to be medium-density residential areas allowing the development of new dwelling units in harmony with the existing character of the City's compound areas.

The property is located in the Downtown and Eastside Historic District. Any new construction or exterior alterations must be approved by Historic Preservation Division staff or in a public hearing with the Historic Districts Review Board. The site is in the Historic Downtown Archaeological Review District. Any ground disturbance of 2,500 square feet or more requires archaeological clearance. In addition, any utilities trenching exceeding 60 linear feet requires archaeological

Exhibit "6"

clearance.

The proposed land division would create two residential tracts: Tract D-1, 723 Canyon Road, containing approximately 0.09 acres; and Tract D-2, 725 Canyon Road, 0.16 acre. Both tracts are currently vacant.

The property is accessed from Canyon Road via a 15-foot wide, access easement; consequently, all new structures on either tract must be sprinklered.

The property is accessible to the City's Water and Wastewater service; connection to the City's water and wastewater is required at the time of development of either tract.

CONDITIONS OF APPROVAL

Any staff conditions noted in the attached memoranda and not listed in the recommended conditions of approval have already been addressed on the plat.

Staff recommends the following conditions of approval:

1. Staff redline comments will be provided to the surveyor who shall address all issues and submit the corrected plat in Mylar.
2. The following notes shall be added to the plat:
 - a. Maximum lot cover for each tract shall not exceed 40%.

ATTACHMENTS:

EXHIBIT A: City Staff Memoranda

1. Fire Marshal Memorandum, Rey Gonzales
2. Waste Water Division Engineer Memorandum, Stan Holland
3. Historic Preservation Division Email; David Rasch

EXHIBIT B: Maps

1. Zoning
2. Aerial View

EXHIBIT C: Applicant Materials

1. Letter of Application

EXHIBIT D: Photographs

City of Santa Fe, New Mexico

Exhibit A


City Staff Memoranda

City of Santa Fe, New Mexico

memo

DATE: October 1, 2013

TO: William Lamboy , Case Manager

FROM: Reynaldo Gonzales, Fire Marshal 

SUBJECT: Case #2013-99 756 Canyon Road Lot Split

I have conducted a review of the above mentioned case for compliance with the International Fire Code (IFC) Edition. If you have questions or concerns, or need further clarification please call me at 505-955-3316.

Prior to any new construction these requirements must be met:

1. All Fire Department access shall be no greater than a 10% grade throughout and maintain 20' min. width.
2. Fire Department Access shall not be less than 20 feet width to any new construction.
3. Shall meet driveway requirements as per IFC.
4. Fire Department shall have 150 feet distance to any portion of the building on any new construction.
5. Shall have water supply that meets fire flow requirements as per IFC.

City of Santa Fe, New Mexico

memo

DATE: October 1, 2013

TO: William Lamboy, Case Manager

FROM: Stan Holland, Engineer, Wastewater Division

SUBJECT: Case #2013-99 725 Canyon Road Lot Split

The subject properties are accessible to the City sanitary sewer system.

The following notes shall be added to the plat as a condition of approval:

- Each lot shall be served by its own separate private sewer service line.

LAMBOY, WILLIAM A.

From: RASCH, DAVID A.
Sent: Monday, October 07, 2013 11:55 AM
To: LAMBOY, WILLIAM A.
Subject: case 2013 99

Bill,

725 canyon Road Lot 3 is located within the Downtown & Eastside Historic District.
Therefore, any exterior alterations must be approved by HPD staff or in a public hearing with the HDRB.
The property is also located within the Historic Downtown Archaeological Review District.
Therefore, any ground disturbance of 2,500 or more square feet requires archaeological clearance.
In addition, any utilities trenching for 60 linear feet or more requires archaeological clearance.

At this time, HPD staff sees no concerns for the proposed lot split.

David Rasch
Historic Preservation Division
City of Santa Fe

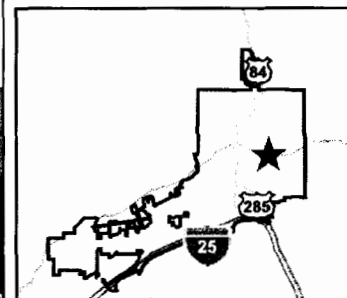
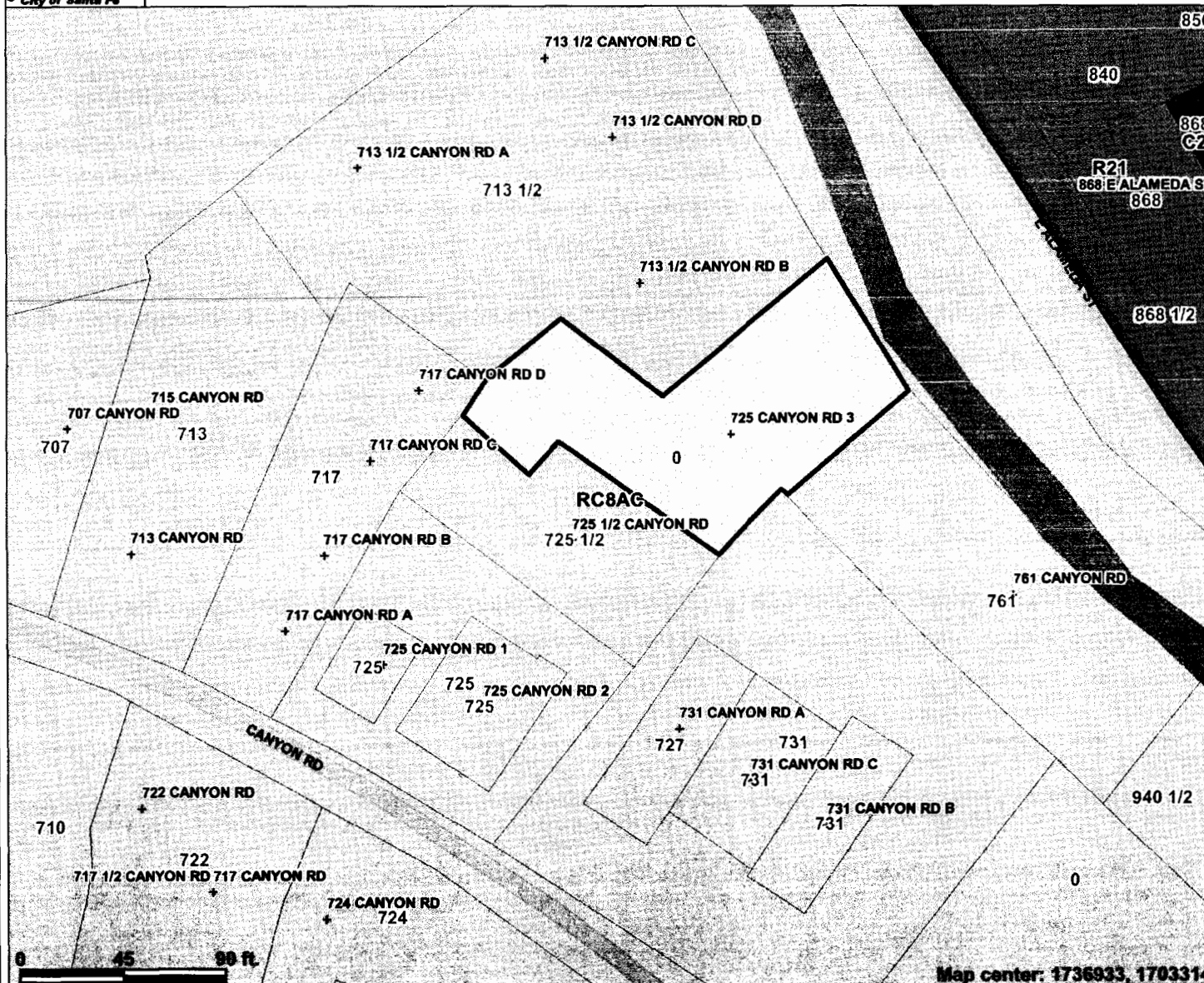
City of Santa Fe, New Mexico

Exhibit B

Maps



725 Canyon Road - Zoning



Legend

City Limits

+ Full Address Labels

Parcels

Airport Clear Zones

Santa Fe River

Zoning

RR Rural Residential

R1, (PUD) Single - Family 1du/ac.

R2, (DT), (PUD), (AC) Single - Family 2du/ac

R3, (PUD) Single - Family 3du/ac

R4 Single - Family 4du/ac

R5, (DT), (PUD), (AC), R6 Single - Family 5-6du/ac

R7, (I), (PUD), R8 Single - Family 7-8du/ac

RC5, RC5AC Compound 5du/ac

RC8, RC8AC Compound 8du/ac

R10, (PUD) Multiple - Family 10du/ac

R12, (PUD) Multiple - Family 12du/ac

R21, (PUD) Multiple - Family 21du/ac

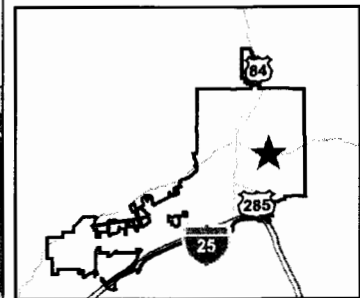
R29, (PUD),(AC) Multiple - Family 29du/ac

RAC Residential Arts & Crafts



Scale: 1:808

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Scale: 1:808

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City of Santa Fe, New Mexico

Exhibit C

Applicant Materials

HIGH DESERT SURVEYING, INC.

Dean Shrader, P.S. 12451



1925 Aspen Drive, Ste. 401 • Santa Fe, N.M. 87505 • Phone: (505) 438-8094 • Fax: (505) 424-1709 • hidesert@newmexico.com

City of Santa Fe
Technical Review Department
Lincoln Ave.
Santa Fe, NM 87501

September 27, 2013

To: William Lamboy,
Re: Summary Committee Lot Split
For: Frank Sanchez

On behalf of our client, Mr. Frank Sanchez, we are submitting a Lot Split plat of his property at 725 Canyon Road. The resulting acreage: Tract D-1 is 0.093 Acre +/- and Tract D-1 is 0.168 Acre +/-.

The properties lie completely outside the Foothill Subdistrict of the Escarpment Overlay District and Areas of Mountainous Terrain. The properties are zoned RC8-AC, Residential Compound 8du/ac\Arts & Crafts District.

A pdf of this plat was sent to Jaome Blay, Deputy Fire Marshal. We have met and I believe this plat reflects his requirement for a fire department turn-around. He may have some final comments before final approval.

Please feel free to contact us with any additional submittal requests or questions.

Thank you,

Dean Shrader, PS
President, High Desert Surveying, Inc.

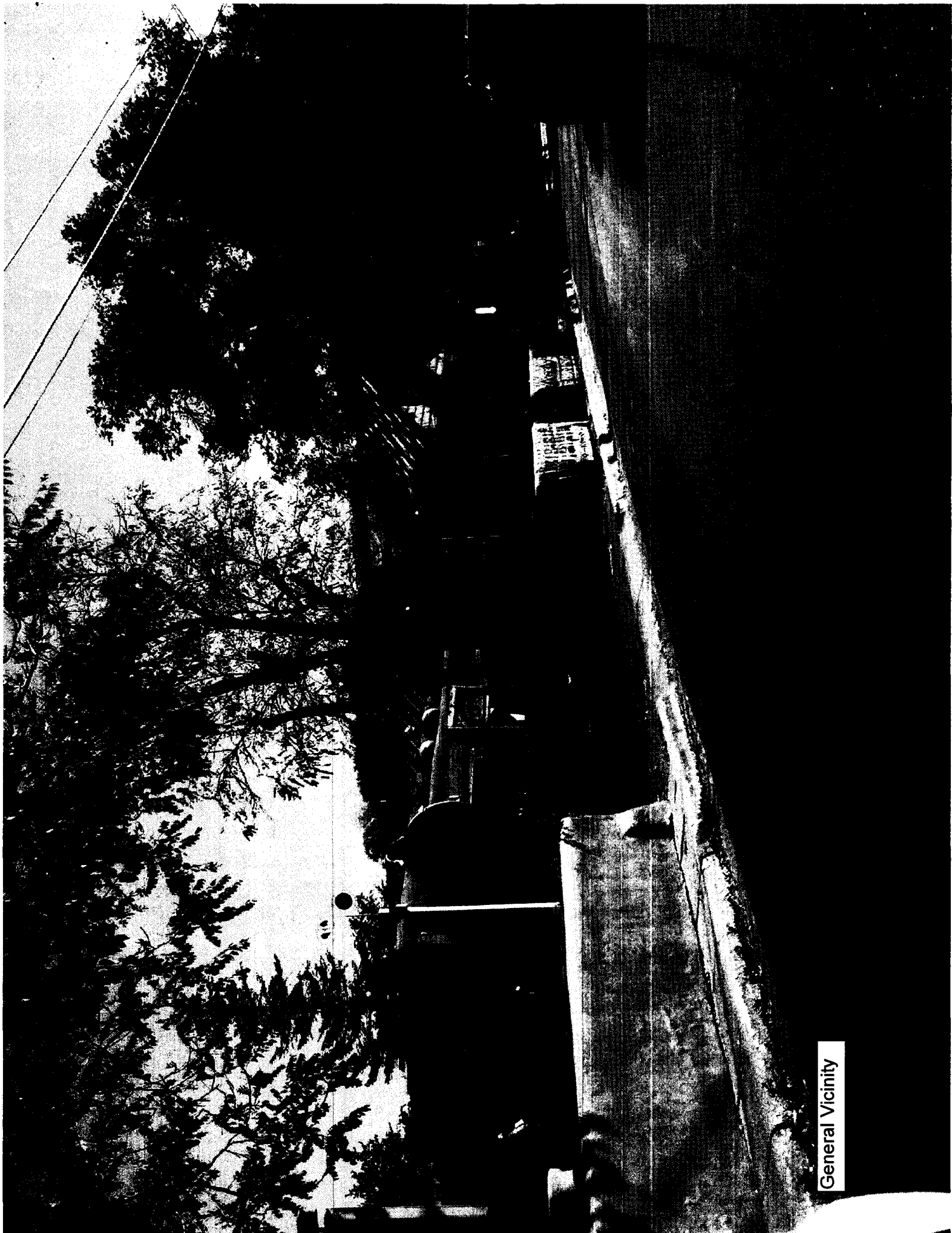
City of Santa Fe, New Mexico

Exhibit D

Photographs



View of Access



General Vicinity

City of Santa Fe, New Mexico

memo

DATE: October 21, 2013, for the November 7, 2013 Meeting

TO: Summary Committee

VIA: Matthew S. O'Reilly, P.E., Director, Land Use Department *MSO*
Tamara Baer, ASLA, Planning Manager, Current Planning Division *TB*

FROM: William Lamboy, AICP, Senior Planner, Current Planning Division *W. Lamboy*

27 RIDGELINE ROAD LOT SPLIT

Case #2013-98. 27 Ridgeline Road Lot Split. Dolores Vigil, Liaison Planning Services, Inc., agent for Alan Reeves, requests plat approval to divide approximately 2.5 acres into two residential lots. Located in the Phase 2 Annexation area, the property is zoned R-1 (Residential-1 dwelling unit per acre). (William Lamboy, Case Manager)

RECOMMENDATION

The Land Use Department recommends **Approval** with the Conditions of Approval as outlined in this report.

BACKGROUND & SUMMARY

Located in the Phase 2 Annexation area, the property is zoned R-1 (Residential-1 dwelling unit per acre). Final annexation is scheduled to become effective January 1, 2014.

The proposed land division would create two lots: Lot 3-A, 27 Ridgeline Road, containing approximately 1.26 acres; and Lot 3-C, 23 Ridgeline Road, 1.24 acres. Lot 3-A is developed with a single family home. Lot 3-C is undeveloped.

The property is accessed directly from Ridgeline Road an unimproved roadway with a 38-foot right-of-way. The Arroyo de los Chamisos cuts across the narrow strip of land connecting both lots. The property is further bisected by Paseo de

Exhibit "7"

Margarita, an unimproved roadway with a 38 foot wide right-of-way.

The property is accessible to the City's sanitary sewer system. A Wastewater Division condition of approval requires extension of the sanitary sewer line across Lot 3-A to Ridgeline Road. There is no City water service in the vicinity.

CONDITIONS OF APPROVAL

Any staff conditions noted in the attached memoranda and not listed in the recommended conditions of approval have already been addressed on the plat.

Staff recommends the following conditions of approval:

1. Staff redline comments will be provided to the surveyor who shall address all issues and submit the corrected plat in Mylar.
2. Prior to plat recordation, a shared well agreement shall be executed to serve both resulting lots.
3. The following notes shall be added to the plat:
 - a. Prior to recordation of the plat the property owner shall:
 - Install a public sanitary sewer line extension through Lot 3-A to Ridgeline Road per a design approved by the City of Santa Fe Wastewater Division.
 - In lieu of installing the sewer line prior to recordation of the plat, the owner shall provide a financial guarantee with the City for the design and installation of a public sanitary sewer line extension as approved by the City of Santa Fe Wastewater Division.

ATTACHMENTS:

EXHIBIT A: City Staff Memoranda

1. Fire Marshal Memorandum, Rey Gonzales
2. City Engineer for Land Use Email, Risana B. Zaxus
3. Waste Water Division Engineer Memorandum, Stan Holland

EXHIBIT B: Maps

1. Zoning
2. Aerial View
3. Floodplain & Wastewater Line

EXHIBIT C: Applicant Materials

1. Letter of Application

EXHIBIT D: Photographs

Margarita, an unimproved roadway with a 38 foot wide right-of-way.

The property is accessible to the City's sanitary sewer system. A Wastewater Division condition of approval requires extension of the sanitary sewer line across Lot 3-A to Ridgeline Road. There is no City water service in the vicinity.

CONDITIONS OF APPROVAL

Any staff conditions noted in the attached memoranda and not listed in the recommended conditions of approval have already been addressed on the plat.

Staff recommends the following conditions of approval:

1. Staff redline comments will be provided to the surveyor who shall address all issues and submit the corrected plat in Mylar.
2. Prior to plat recordation, a shared well agreement shall be executed to serve both resulting lots.
3. The following notes shall be added to the plat:
 - a. Prior to recordation of the plat the property owner shall:
 - Install a public sanitary sewer line extension through Lot 3-A to Ridgeline Road per a design approved by the City of Santa Fe Wastewater Division.
 - In lieu of installing the sewer line prior to recordation of the plat, the owner shall provide a financial guarantee with the City for the design and installation of a public sanitary sewer line extension as approved by the City of Santa Fe Wastewater Division.

ATTACHMENTS:

EXHIBIT A: City Staff Memoranda

1. Fire Marshal Memorandum, Rey Gonzales
2. City Engineer for Land Use Email, Risana B. Zaxus
3. Waste Water Division Engineer Memorandum, Stan Holland

EXHIBIT B: Maps

1. Zoning
2. Aerial View
3. Floodplain & Wastewater Line

EXHIBIT C: Applicant Materials

1. Letter of Application

EXHIBIT D: Photographs

City of Santa Fe, New Mexico

Exhibit A


City Staff Memoranda

City of Santa Fe, New Mexico

memo

DATE: October 1, 2013

TO: William Lamboy , Case Manager

FROM: Reynaldo Gonzales, Fire Marshal 

SUBJECT: Case #2013-98 27 Ridgeline Road Lot Split

I have conducted a review of the above mentioned case for compliance with the International Fire Code (IFC) Edition. If you have questions or concerns, or need further clarification please call me at 505-955-3316.

Prior to any new construction these requirements must be met:

1. All Fire Department access shall be no greater than a 10% grade throughout and maintain 20' min. width.
2. Fire Department Access shall not be less than 20 feet width to any new construction.
3. Shall meet driveway requirements as per IFC.
4. Fire Department shall have 150 feet distance to any portion of the building on any new construction.
5. Shall have water supply that meets fire flow requirements as per IFC or install an automatic sprinkler system.

LAMBOY, WILLIAM A.

From: ZAXUS, RISANA B.
Sent: Monday, October 07, 2013 3:58 PM
To: LAMBOY, WILLIAM A.
Subject: 27 Ridgeline Road Lot Split - ADDITIONAL SUBMITTALS

Bill, I would like to request the following as additional submittals for Case # 2013-98, the 27 Ridgeline Road Lot Split:

*Add shading or other delineation to the Lot Split survey to indicate the extent of the 1% FEMA floodplain. Show these floodplain limits on all lots and areas that are part of the survey.

*Revise floodplain notes to reference FIRM 35049C0506E ONLY, as this FIRM is in effect as of December 4, 2012. Remove indication of "FIRM changes ...in the process for this area."

RB Zaxus, PE
City Engineer for Land Use
City of Santa Fe

City of Santa Fe, New Mexico

memo

DATE: October 7, 2013
TO: William Lamboy, Case Manager
FROM: Stan Holland, Engineer, Wastewater Division
SUBJECT: Case #2013-98 27 Ridgeline Lot Split

The subject property is accessible to the City sanitary sewer system. The Arroyo Chamiso sewer line is located along the north boundary of the property:

The following are conditions of approval:

1. Prior to recordation of the lot split plat the property owner shall be required to;
 - Install a public sanitary sewer line extension through Lot 3-A to Ridgeline Road per a design as approved by the City of Santa Fe Wastewater Division.
 - In lieu of installing the sewer line prior to recordation of the plat, the owner shall provide a financial guarantee with the City for the design and installation of a public sanitary sewer line extension as approved by the City of Santa Fe Wastewater Division.

The following notes shall be added to the plat as a condition of approval:

- No fences, walls, or other obstructions shall be placed or constructed across or within public sanitary sewer or utility easements
- Connection to the City public sewer system is mandatory when the property is in the City limits and is being developed or improved is accessible to the City sewer system. Prior to the development or improvement of the property, owners and developers of the property shall obtain a technical sewer evaluation review by the City of Santa Fe Wastewater Division.

Additional Comments:

1. On sheet 2 of the plat it appears lot 3-B is incorrectly substituted for lot 3-A at the top of the sheet in the summation of the contributed areas by lots.

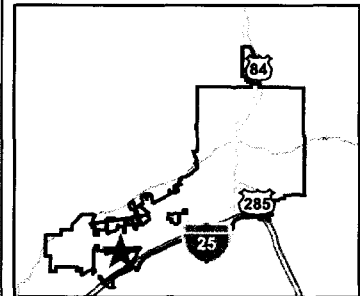
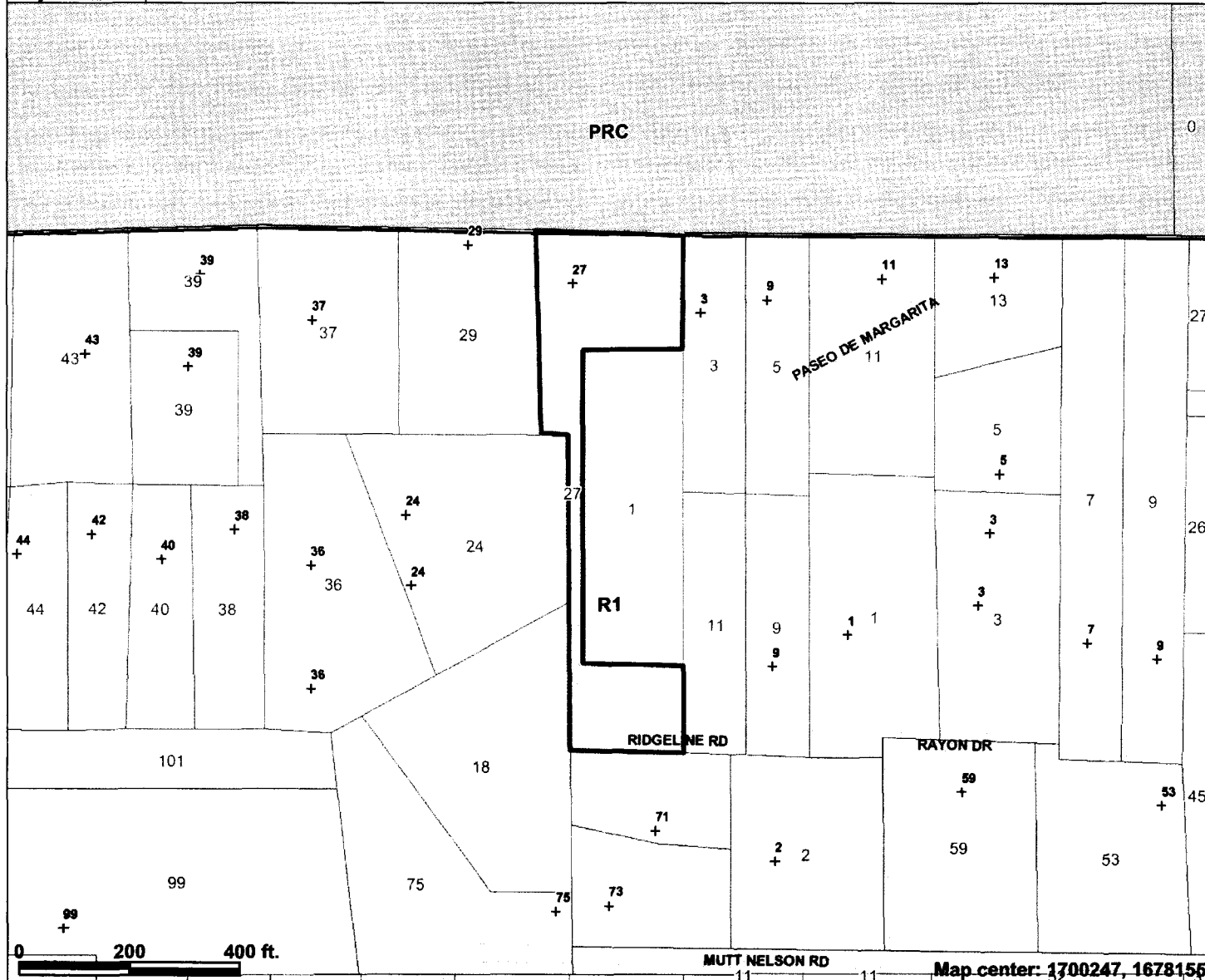
City of Santa Fe, New Mexico

Exhibit B

Maps



27 Ridgeline Road - Zoning



Legend

City Limits

+ Address Points

Parcels

Airport Clear Zones

Santa Fe River

Zoning

RR Rural Residential

R1, (PUD) Single - Family 1du/ac.

R2, (DT), (PUD), (AC) Single - Family 2du/ac

R3, (PUD) Single - Family 3du/ac

R4 Single - Family 4du/ac

R5, (DT), (PUD), (AC), R6 Single - Family 5-6du/ac

R7, (I), (PUD), R8 Single - Family 7-8du/ac

RC5, RC5AC Compound 5du/ac

RC8, RC8AC Compound 8du/ac

R10, (PUD) Multiple - Family 10du/ac

R12, (PUD) Multiple - Family 12du/ac

R21, (PUD) Multiple - Family 21du/ac

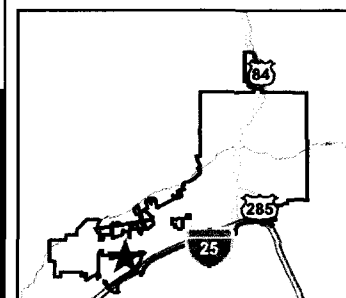
R29, (PUD),(AC) Multiple - Family 29du/ac

RAC Residential Arts & Crafts



Scale: 1:3,343

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Legend

- City Limits**
+ Address Points
Parcels
Airport Clear Zones
Santa Fe River
Major Roads and Highways
Other Roads and Streets
2011 Aerial Photography - 1 foot resolution

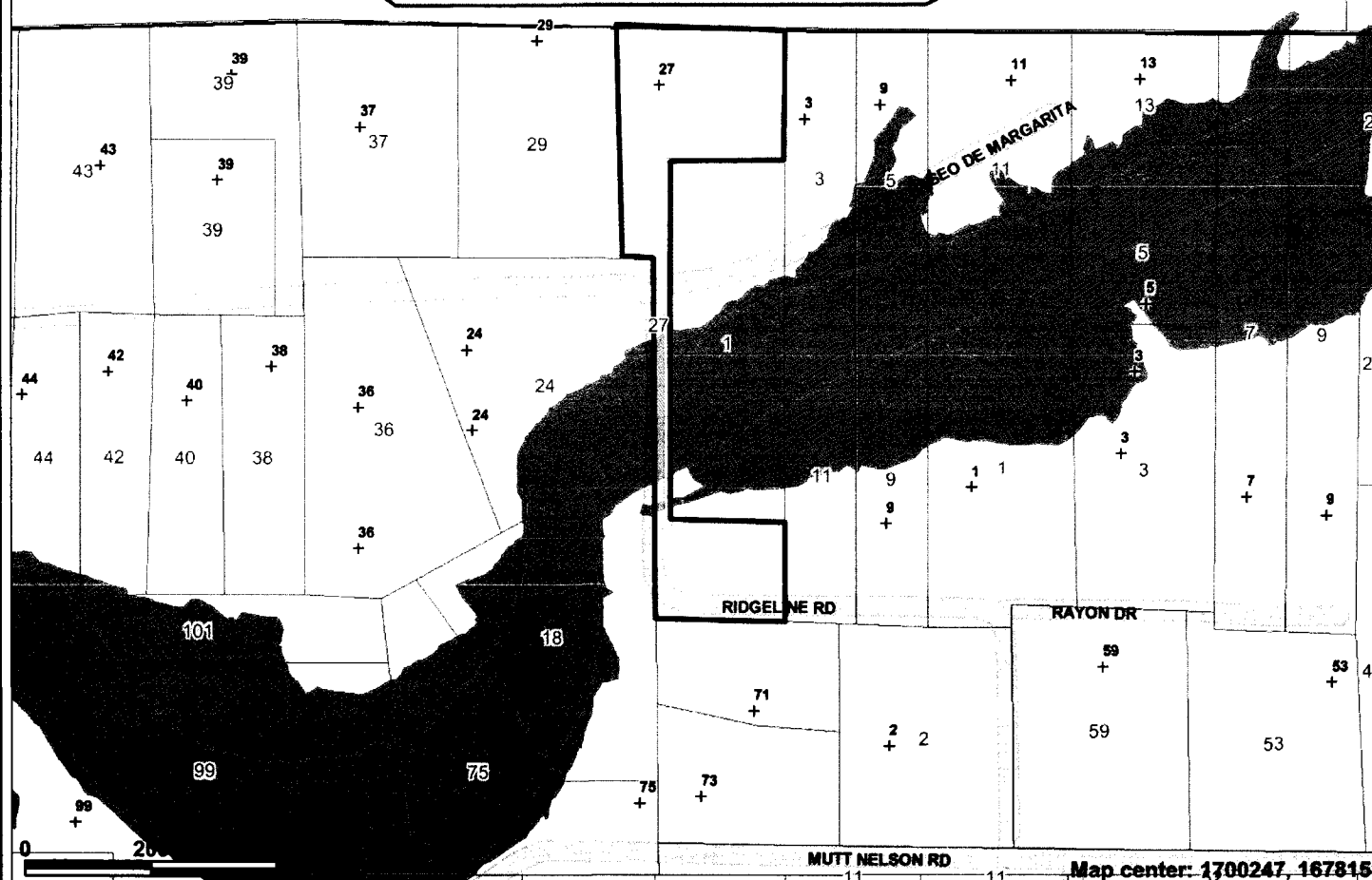
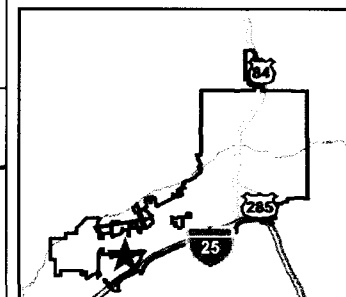


Scale: 1:3,343

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27 Ridgeline Road - Floodplain & Wastewater Line



Legend

- City Limits
- Address Points
- Wastewater Collection Pipelines
- Parcels
- Airport Clear Zones
- Santa Fe River
- FEMA Floodplain December 4, 2012 (100 yr)
- Major Roads and Highways
- Other Roads and Streets



Scale: 1:3,343

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City of Santa Fe, New Mexico

Exhibit C

Applicant Materials

LIAISON Planning Services Inc.

September 30, 2013

Mr. William Lamboy AICP, Senior Planner
City of Santa Fe Current Planning Division
P.O. Box 909
Santa Fe, NM 87504-0909

Re: Land Division for Alan Reeves Lot 3-A
27 Ridgeline Road, Santa Fe, NM

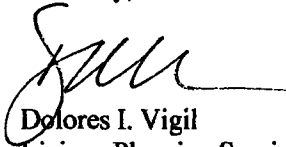
Dear William,

On behalf of Alan Reeves, please accept this application as a formal request for a lot split located at the above referenced address. The property is located off of Mutt Nelson Road and within the Presumptive City Limits comprised of 2.5 acres. The applicants are requesting to subdivide this parcel into two lots, Lot 3-B, 1.26 acres and Lot 3-C, 1.24 acres.

The proposed Lot 3-A will retain the existing residence and Lot 3-C will be vacant until developed. Currently the lot is accessed off of Mutt Nelson Road, north to Ridgeline Road. The lot is being served by one shared well and septic tank.

We have reviewed the code for zoning requirements and all other applicable standards to support the applicant's request. Your consideration for direction is greatly appreciated and please contact me if you have any questions or require additional information.

Sincerely,



Dolores I. Vigil
Liaison Planning Services Inc.

Attachments:

Application
Legal Lot of Record
3 Copies of Preliminary Plat

City of Santa Fe, New Mexico

Exhibit D

Photographs

A dark, grainy photograph of a building at night. The building is mostly obscured by deep shadows, with only a few highlights visible on its facade. A white rectangular label is positioned in the bottom right corner of the image.

27 Ridgeline Road - Existing Dwelling

Arroyo de los Chamisitos





23 Ridgeline Road - Vacant Lot

Legend

- Proposed Lot Split
- Manholes
- TrunkLines
- LowPressureSystem
- PrivateSewer
- Sewer lines
- Streets
- Parcels

**City of Santa Fe
- Waste Water -**

