



Agenda

CITY CLERK'S OFFICE

DATE 3/27/07 TIME 3:10

SERVED BY Shalene Purdy

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AMENDED

PLANNING COMMISSION

April 05, 2007 – 6:00 P.M.

CITY COUNCIL CHAMBERS

- A. ROLL CALL
- B. PLEDGE OF ALLEGIANCE
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES

February 15, 2007

March 1, 2007

E. OLD BUSINESS

1. *An ordinance amending Table 14-6.1-1 SFCC 1987 and repealing section 14-6.2(D) (2) SFCC 1987 to prohibit individual storage areas in C-2 commercial zoning districts and to allow mini-storage in I-2 districts. (Jeanne Price, case manager) (POSTPONED FROM MARCH 1, 2007 AND MARCH 15, 2007)*
2. **Case #S 2006-32. Sun Vista Subdivision Preliminary Subdivision Plat.** James W. Siebert, agent for Alliance Group Properties, LLC requests approval of a preliminary subdivision plat to create 9 lots on 9.040± acres located north of NM 599 and west of Camino De Las Montoyas. The property is zoned R-1 (Residential, one dwelling unit per acre). (Gary Park, case manager) **(POSTPONED FROM FEBRUARY 15, 2007 AND MARCH 15, 2007)**
3. **Case #M 2006-27. San Isidro Phase II Final Development Plan.** Greg Gonzales, agent for Branch Design & Development requests final development plan approval for San Isidro Village mixed use development on +/- 6.81 acres east of Zafarano Drive between Cerrillos Road and Rufina Street. The application includes waivers to "Big Box" standards to allow part of the screening requirements to be met with berms and screen walls in place of buildings, and to allow one public entrance instead of two. The property is zoned C-2-PUD (General Commercial, Planned Unit Development). (Gary Park, case manager) **(POSTPONED FROM AUGUST 3, 2006, AUGUST 31, 2006, SEPTEMBER 28, 2006, JANUARY 18, 2007 AND MARCH 15, 2007)**

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1. **Case #M 2006-46. Galisteo Commons Preliminary Development Plan.** C.R. Waldrige & Associates, LLC, agent for Galco, LLC request preliminary development plan approval to create 41 condominium dwelling units on 6.6414 acres. This property is located in the 2000 block of Galisteo Road, south of the intersection of St. Michael's Drive and Galisteo Road and is zoned R-6 (Single Family Residential, 6 dwellings per acre). (Gary Park, case manager)
2. **Case #M 2007-01. Rosario Hill Compound Terrain Management Variance.** Linda Tigges, agent for Pete Dobbs, requests a variance to terrain management standards allowing a retaining wall on an existing slope cut into a grade over 30%. The area affected by the variance is within the escarpment overlay district. The property is located on Rosario Hill, north of Rosario Street, northeast of Rio Grande Drive. (Donna Wynant, case manager)
3. **Case #M 2007-03. College of Santa Fe Campus Commons Development Plan.** Santa Fe Engineering, agent for the College of Santa Fe requests development plan approval to construct a 26,500 square foot building to be located in the central area of the College of Santa Fe. The building will serve existing students and will centralize certain student based activities now occurring in other areas of the campus. The property is located to the southeast of St. Michaels Drive and to the north of Siringo Road and is zoned R-5 (Residential – five dwelling units per acre). (Donna Wynant, case manager)
4. **Case #M 2007-04. College of Santa Fe MOV Soundstage Development Plan.** Santa Fe Engineering agent for the College of Santa Fe requests development plan approval to construct a 4,500 square foot soundstage at the south side of the existing Garson Studios on Tract G. The project also consists of relocating 3 existing portable classrooms and office building from the north end of the campus to the east side of the proposed soundstage. The property located to the southeast of St. Michaels Drive and to the north of Siringo Road and is zoned R-5 (Residential – five dwelling units per acre). (Donna Wynant, case manager)

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

- 1) Procedures in front of the Planning Commission are governed by 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 the postpone by a motion and vote of the Planning Commission
- 2) Due to time constraints not all issues may be heard and may be rescheduled to the next scheduled Planning Commission meeting. This agenda is subject to change at the discretion of the Planning Commission.
- 3) New Mexico law requires the following administrative procedures to be followed by zoning boards conducting "quasi-judicial" hearings. By law, any contact of Planning Commission members by applicants, interested parties or the general public concerning any development review application pending before the Commission, except by public testimony at Planning Commission meetings, is generally prohibited. In "quasi-judicial" hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and 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.
***An interpreter for the hearing impaired is available through City Clerk's Office upon 5 days notice. Please call 955-6521**

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CITY OF SANTA FE
PLANNING COMMISSION

April 5, 2007

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MINUTES OF
CITY OF SANTA FE
PLANNING COMMISSION MEETING

April 5, 2007

A regular meeting of the City of Santa Fe Planning Commission was called to order by Chair Robert Werner at approximately 6:00 p.m. on this date at City Council Chambers, City Hall, Santa Fe, New Mexico.

A. ROLL CALL

Roll call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Robert Werner, Chair
Harriet Heltman
Ken Hughes
Eric Lujan
Michael Trujillo
Estevan Gonzales

MEMBERS ABSENT:

Vacancy
Signe Lindell (excused)
Bonifacio Armijo (excused)

STAFF PRESENT:

Greg Smith, Development Review Division Director
Donna Wynant, Senior Planner
Anne Lovely, Assistant City Attorney
John Romero, Traffic Engineer
Ron Pacheco, Office of Affordable Housing
Wendy Blackwell, Permit and Development Review

B. PLEDGE OF ALLEGIANCE

Chair Werner asked Commissioner Lujan to lead the pledge of allegiance.

C. APPROVAL OF AGENDA

Mr. Smith requested postponement of the following:

Under Old Business:

Item 1 – an ordinance amending Table 14-6.1-1 SFCC 1987 to the May 3rd meeting at the request of staff and the sponsor.

Item 3 – Case #M-2006-27 – San Isidro Phase II Final Development Plan to the April 19th meeting at the request of the applicant and staff requests postponement to the May 3rd meeting.

Under New Business:

Item 1- Case #M-2006-46 – Galisteo Commons Preliminary Development Plan to the April 19th meeting at the request of the applicant and staff.

Chair Werner asked why staff is requesting a different postponement than the applicant for the San Isidro case.

Mr. Smith explained that there have been minor revisions to the plans and staff is uncertain if they would have time to review the revisions appropriately by April 19th. He added that the changes may require review by a few different departments and the deadline for the next meeting is Monday.

Mr. Gonzales stated agreement to postponement to May 3rd.

Commissioner Trujillo moved to approve the agenda as amended. Commissioner Hughes seconded the motion which passed by unanimous voice vote.

**D. APPROVAL OF MINUTES
February 15, 2007**

Commissioner Heltman moved to approve the minutes of February 15, 2007 as presented. Commissioner Trujillo seconded the motion which passed by unanimous voice vote.

March 1, 2007

Commissioner Heltman made the following correction to page 6, 8 lines from the bottom: *If there are is more than one visitor parking spot.*

Commissioner Heltman made a motion to approve the minutes of March 1, 2007 as amended, Commissioner Trujillo seconded the motion which passed by unanimous voice vote.

E. OLD BUSINESS

- 1. An ordinance amending Table 14-6.1-1 SFCC 1987 and repealing section 14-6.2(D) (2) SFCC 1987 to prohibit individual storage areas in C-2 commercial zoning districts and to allow mini-storage in I-2 districts. (Jeanne Price, case manager) (POSTPONED FROM MARCH 1, 2007 AND MARCH 15, 2007)**

This item was postponed per approval of the agenda to May 3rd.

- 2. Case #S 2006-32. Sun Vista Subdivision Preliminary Subdivision Plat. James W. Siebert, agent for Alliance Group Properties, LLC requests approval of a preliminary subdivision plat to create 9 lots on 9.040± acres located north of NM 599 and west of Camino De Las Montoyas. The property is zoned R-1 (Residential, one dwelling unit per acre). (Gary Park, case manager) (POSTPONED FROM FEBRUARY 15, 2007 AND MARCH 15, 2007)**

Memorandum from Gary Park, Senior Planner, prepared March 21, 2007 for the April 5, 2007 Planning Commission meeting is herewith incorporated to these minutes as Exhibit "1."

General Plan excerpt on "Mountain Density Residential" is herewith incorporated to these minutes as Exhibit "1(A)."

Lou Baker presented the staff report included in Exhibit "1."

Staff recommends approval based on the following conditions:

1. Engineering Development Review memo
2. Engineering Division/Traffic Impacts Section memo
3. Fire Department memo
4. Water Division (memo pending)

Public Hearing

Jim Siebert, 915 Mercer, was sworn. He explained that since the last meeting there have been several changes to the plan. He reported that the lots closest to 599 have added depth by taking two lots and swinging them around. He said they increased the size of the cul-de-sac and added a 20-foot shared driveway and turnaround for two of the lots. He said the lot depth from 599 is shown in the photograph in packet, but is approximately 187 feet from the driving lane to the front of the building site. The aerial photograph shows the amount of existing vegetation between the driving lane and building heights. The covenants have been included in the packet to answer previous concerns. He said the other issue was the regulatory standards of the City regarding building setbacks along 599 which was answered in the staff report.

The public testimony portion of the public hearing was closed.

Questions and comments from the Commission

Mr. Smith noted that the Exhibit in the Commissioner's packet is labeled final subdivision plat and it should be labeled preliminary subdivision plat.

Commissioner Hughes referred to Exhibit "1(A)" and asked if this was supposed to apply to this area.

Ms. Baker explained that initially the applicant had applied to rezone which concerned the neighbors across 599. The applicant reconsidered and went with current zoning which is R-1.

Mr. Smith said there was previous discussion regarding the relationship between the Highway Corridor Plan and the General Plan. He said many times the zoning allows higher densities than the General Plan calls for. He added that virtually the entire northwest quadrant area is shown as mountain density residential district. Since the project is a subdivision and not rezoning, staff would advise that the density limit in the zoning regulation does control.

Commissioner Hughes asked why this has not been changed if the 1999 General Plan calls for one unit per 10 acres in this area.

Mr. Smith explained that the Council has not directed staff or allocated the resources for implementation of the policy. He said many of the policies would require wholesale rezonings of large tracts of land.

Commissioner Hughes recalled that at the orientation the current Planning Director said the General Plan trumps the zoning map.

Ms. Lovely stated that in New Mexico the zoning map always trumps as this is the law and the General Plan is considered advisory only.

Commissioner Hughes asked if there are plans to update the northwest quadrant zoning.

Mr. Smith is not aware of this in the immediate plans. He is not aware of direction from the Council to begin work on this. He stated that the Long Range Planning Division is primarily working on the annexation policies of the General Plan rather than neighborhood rezoning policies.

Chair Werner explained that the Planning Division would be charged with this rather than the Permit and Development Review Division.

Commissioner Hughes asked if there was consideration to ask the developer to cluster this property.

Mr. Smith said it was discussed, but since the proposed units are not within a reasonable proximity to the City sewer lines they would be serviced by individual septic tanks and/or leach fields. He noted that the City regulations require that the lots must be one acre sites for individual septic systems which would not be impossible in this case. He said if the density was reduced clustering would be more feasible.

Commissioner Lujan asked John Romero if the City has planned any studies for the northwest quadrant.

Mr. Romero is not aware of any existing traffic studies with regards to the development of this area. He commented that he met with Kathy McCormick, the Affordable Housing Development Director, which resulted in a proposed traffic study of the development. Public Works is completing a traffic study of the area called the Paseo de Vista traffic study involving the Siler Bridge Crossing to 599. He said the intent of this study is to examine how people coming from 599 go to the downtown. He does not see this project having any impact on that.

Commissioner Gonzales referred to the issues brought up at the previous hearing. He sees the noise mitigation memo from the NMDOT that states there is no noise mitigation required. He is unsure if the location of the affordable units was changed, but he is okay even if this was not done because the lot lines were adjusted to make the lots bigger. He is concerned that the City is looking at the northwest quadrant and this property falls within the area for study.

Mr. Smith explained that the current studies are only on areas south of 599. There are no master plan discussions on what will happen on the north side of 599. He said that staff took a preliminary look and it showed no basis for utility extension or circulation improvements if there is development on the north side of 599.

Commissioner Gonzales asked when the consultants will be done planning the entire northwest quadrant.

Mr. Smith explained that the consultant anticipates the south side will be rezoned in a month, but there is no timeframe for the north side.

Commissioner Gonzales asked if there may be changes that could affect this project or would result in this project being different than what is coming forward for density.

Mr. Smith said it is far too early for the staff to anticipate what might densities might occur on the north phase. He said it is likely that if sewer and water were to be provided for this immediate vicinity then it would be likely that there would be more clustering with higher densities in some areas and open space in other areas. He noted that no proposals have been made by any group of what densities might be eventually on the north side.

Commissioner Gonzales asked if there are any other subdivisions in this area that have 100 foot setbacks.

Mr. Smith said there are no other developments that would be in this type of proximity to the 599 corridor.

Ms. Lovely made it clear that the people hired are working on a portion of the northwest quadrant and it is all south of 599. This includes two different sections with one development area and one large park area which includes the dog park.

Commissioner Gonzales feels the applicant has met the intent of Chapter 14. The applicant addressed the concerns brought up at the last hearing, although he still has concerns with the whole northwest quadrant. He stated support of the project.

Commissioner Heltman asked how much of the available acreage is being turned into roads.

Mr. Siebert stated approximately $\frac{3}{4}$ of an acre.

Commissioner Heltman asked if the lots will be sold individually.

Mr. Siebert replied yes.

Commissioner Trujillo moved to approve Case S-2006-32 with staff conditions as it meets everything in Chapter 14, Commissioner Heltman seconded the motion. The motion passed by a majority voice vote of 4 to 1 with Commissioner Hughes voting against the motion.

3. ***Case #M 2006-27. San Isidro Phase II Final Development Plan. Greg Gonzales, agent for Branch Design & Development requests final development plan approval for San Isidro Village mixed use development on +/- 6.81 acres east of Zafarano Drive between Cerrillos Road and Rufina Street. The application includes waivers to "Big Box" standards to allow part of the screening requirements to be met with berms and screen walls in place of buildings, and to allow one public entrance instead of two. The***

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This item was postponed per approval of the agenda to April 19th.

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Memorandum from Donna Wynant, Senior Planner, prepared for the April 5, 2007 Planning Commission meeting is herewith incorporated to these minutes as Exhibit "2."

Donna Wynant presented the staff report included in Exhibit "2."

Staff recommends:

Approval of the variance from the Terrain Management ordinance for a retaining wall on the Rosario Hill Condominium property located at 501 Rio Grande which is adjacent to a lot at 335 Rosario Hill Blvd. This will make for a safer environment and prevent erosion.

The Planning Commission needs to determine that the criteria for a variance have been satisfied and justify the need for a variance to allow reasonable use of the property. According to Article 14-3.7(F) Variances from Subdivision Regulations: "Where the Planning Commission finds that extraordinary hardship may result from strict compliance with these regulations, it may vary the regulations so that substantial justice may be done and the public interest secured; provided that such variation shall not have the effect of mollifying the intent and purpose of these regulations"

If in the process of review the Planning Commission determines that a hardship exists that is unique to the subject property, thereby justifying the variance request, staff recommends the following conditions for this case:

- The retaining wall cannot exceed 6' high in the Escarpment Overlay District, SFCC 14-5.6(G)(8).
- Any variance granted and conditions of approval be applied to both the current lot configuration and to the possible future lot configuration.

Public Hearing

Linda Tigges, Tigges Planning Consultants, 1925 Aspen Drive, was sworn. She stated agreement with staff conditions. She worked closely with staff on the variance request and worked closely with the engineer in designing the retaining wall.

Chair Werner asked Ms. Tigges to review the aerial map of this area.

Ms. Tigges reviewed the County Assessor map for the Commission.

Chair Werner clarified that the wall will be built on the Rosario Hill condo property which is the subject of the lot line adjustment in another application. The lot line is proposed to be moved so that the retaining wall will become part of the property of the house which caused the problem at 335 Rosario.

Ms. Tigges explained that the lot line adjustment is still under consideration. She referred to the draft of the lot line adjustment that is in the packet.

Alan Holmes, 410 Rosario Hill, was sworn. He pointed out that Rosario Hill was topped off and manipulated by the contractor so all the adjoining properties get inundated from the runoff. He does not understand why just this property is being addressed and not all the others. All the properties get runoff due to the cuts made. He said he is not against the development, but noted that they all experience adverse drainage.

Rudy Rodriguez, adjoining to the north side, was sworn. He said this has been going on for at least five years. In his opinion, some situations have come up and have been addressed by the developer very timely. His wish is to see the variance approved and the project finished.

The public testimony portion of the public hearing was closed.

Questions and comments from the Commission

Commissioner Gonzales asked if there has there been illegal grading and wanted to know what work has been done.

Ms. Tigges said there has been no work that she knows of. She asked the developer to address this.

Pete Dobbs, 307 Las Pareas, Rio Rancho, was sworn. He reported that he has not touched the property.

Commissioner Gonzales supported the retaining wall, but expressed concern with the aesthetics of the retaining wall. He asked what engineering will be done to look at the problem of runoff.

Mr. Dobbs said Walker Engineering did the engineering work and City staff looked at it as well.

Commissioner Gonzales asked if there has been a site visit by City staff to see what damage was created.

Ms. Blackwell reported that they have done numerous site visits. She said it is difficult to tell from the history on just this case. She noted that the condominium construction has been going on for years with final inspections on some of the units in this area complete.

There have been several site visits and it appears they have not graded on the southwest side of the hill. She said in response to neighborhood complaints, there were some gabions put out and gravel work completed. She explained that the runoff goes towards the development, not towards the neighbors.

Commissioner Gonzales asked if the City has been out to Mr. Holmes property.

Mr. Holmes agreed that the City has been there on numerous occasions. He has requested the drainage plan and study which he received only a couple of weeks ago. He said the ponds and layout do not correspond with the maps. He has hired a hydrologist who said the plans do not match. He pointed out that he has only received two pages and it should be 10-50 pages. He has pictures of backhoes on the property.

Commissioner Gonzales expressed concern with the neighbors in the area being affected by the developer either intentionally or unintentionally. He was not sure there is adequate data to determine if the neighbor has been affected. He feels this is a safety issue so the wall does need to be up. He suggested the applicant should pay for a drainage system for the neighbors. He asked the developer to meet with the neighbors and staff to work something out. He said a neighbor having to shell out their own money is unacceptable.

Ms. Blackwell commented that staff has provided information. The City determined the two page drainage report was adequate enough to determine the level of ponding required. She noted that the applicant is trying to revise the plan so staff understands it is frustrating that the plans do not match what is in the field, but it is accurate that the two do not match at this time until the revised plans are submitted. She does not doubt the calculations and grading plans. She pointed out that staff has not seen any information from the neighbors or a hydrologist that indicates problems.

Commissioner Gonzales understands the safety concern that can be corrected by the retaining wall. He has a problem with neighbors coming up with money and feeling helpless. He hopes to see this resolved soon. He does not want the retaining wall approved and built and then everyone forgetting about the neighbors.

Commissioner Trujillo asked if they have to come back with the plan. He understands the neighbors being upset with mud and drainage in their backyards, but the question is the variance for the land issue.

Ms. Blackwell explained that there was a permit submitted for the retaining wall, but they had to reject it due to the 30% slope disturbance issue. She said they have to revise the permit if the variance is approved.

Commissioner Trujillo understood that the wall has to happen for erosion and drainage. He does not have a problem with the variance because it is important, but before they start on anything there needs to be a detailed plan. He recommended that Mr. Holmes bring the hydrologist plans to staff so they can work with the neighbors to satisfy everyone. It is not the contractor's fault and he does not think the contractor should have to fix everything, but they do need to take care of their area.

Commissioner Lujan feels the contractor is responsible because the land was disturbed. He said the developer knew something was going to happen when they were taking advantage of and disturbing the land. He asked Mr. Holmes for the hydrologist study.

Mr. Holmes said he does not have the plan because his hydrologist is reviewing their plans which they just received recently.

Commissioner Trujillo expressed confusion and asked if it was this developer or the other developer that caused the problems.

Mr. Holmes said it seems that it is a continuous body as it is the same development.

Commissioner Trujillo said he thought it was two different developers, but if it is the same developer then he agrees.

Mr. Smith explained that there are three parties involved. The Rosario Hill Condominiums on the southwest corner is where the problem occurred and this is the problem they are trying to solve. Staff feels the drainage problems that Mr. Holmes brought up are independent of the issue in front of the Commission. Staff has met with the neighbors trying to resolve the overall drainage questions. He feels it is accurate to say that Mr. Holmes is hiring a consultant to dispute the careful conclusions of Ms. Blackwell and Mr. Biathrow.

Chair Werner said the variance is in a different part of the tract than the drainage problems.

Ms. Blackwell pointed out the retaining wall area, the property owners, and the area of the proposed variance on the aerial map.

Commissioner Hughes said he cannot tell what is going on here, so he would like to request a field visit. He made this in the form of a motion.

Chair Werner thought this is not unreasonable as it is a very complicated area.

Commissioner Trujillo seconded the motion.

Commissioner Lujan asked if they can allow the variance for the wall and then take a site visit.

Chair Werner clarified that the revised plans will not come before the Commission.

Mr. Smith said it would come back if the property were transferred from the Rosario Hill tract of land to the property owner to the southwest. The Parks property might trigger a variance. The extent of the revisions proposed by the developer involving minor shifting of the footprints would most likely be administrative, so he is not certain that staff would have the means to bring this back before the Commission.

Chair Werner heard the proposed variance stands alone, so he questions if it is fair to the applicant and the affected party to hold this up for something not directly affected by this project.

Ms. Blackwell said if the variance is approved, the developer can come in with a revised plan and build the wall during the time the revised development plan and lot line adjustment is coming forward. Her concern is with the amount of water received already and the spring rain and runoff which is why staff was pushing the wall completion.

Chair Trujillo feels there are two separate issues here. This is a variance and he does not know that a site visit is required for a wall. He asked how long it will take to build the wall.

Ms. Tigges replied 3 weeks after permit.

Commissioner Gonzales felt it is difficult to tie what the applicant is doing to solving the neighbor's problems. He asked the applicant what they are doing to solve the problems as a result of the actions and construction.

Mr. Dobbs reported that they have met with Mr. Holmes on site at least 5-6 times. He said this is the first he has heard that Mr. Holmes has a report different than what City staff or their engineer said. He said they try to address the issues that come up.

Commissioner Gonzales expressed concern with the project and how it is affecting the properties.

Mr. Holmes pointed out that there are other adjoining neighbors that have problems as it affects everybody around the perimeter.

Commissioner Gonzales asked if they could make it a condition that the developer work with the neighbors to address their concerns and mitigate the problems that arise from this property. He asked if they have to just keep to the wall area or if it can be the entire property.

Mr. Smith said the Commission must demonstrate that there is a logical connection between the wall and the overall impact of the development. He said the entire lot of record is the subject of the permit. Staff has concerns with the delay and finding appropriate means of improving the project as they have worked extensively on this project without coming to agreement on correcting the problems.

Commissioner Gonzales asked that the report to Council emphasize the issues.

Chair Werner said it does not go to the Council.

Mr. Smith said staff will work as diligently as possible and will consider information from Mr. Holmes. He requested the motion include the date of the field trip.

Commissioner Hughes amended his motion to state they would meet at 5 p.m. at the site prior to the next meeting on April 19th.

Commissioner Gonzales thought they could use a month to come up with a solution or plan of action to work together.

Chair Werner was troubled with tying together the two separate issues.

Commissioner Trujillo thought they should hear this on the 19th as there have been several meetings on this previously.

Mr. Smith clarified that they would have a site visit and then they would accept additional testimony at the public hearing during the meeting.

The motion passed by unanimous voice vote.

3. **Case #M 2007-03. College of Santa Fe Campus Commons Development Plan.** Santa Fe Engineering, agent for the College of Santa Fe requests development plan approval to construct a 26,500 square foot building to be located in the central area of the College of Santa Fe. The building will serve existing students and will centralize certain student based activities now occurring in other areas of the campus. The property is located to the southeast of St. Michaels Drive and to the north of Siringo Road and is zoned R-5 (Residential – five dwelling units per acre). (Donna Wynant, case manager)

Items 3 and 4 were combined for purposes of staff report, public hearing and Commission comment and action, but were voted on separately.

Memorandum from Donna Wynant, Senior Planner, prepared for the April 5, 2007 Planning Commission meeting is herewith incorporated to these minutes as Exhibit “3.”

Memorandum from Donna Wynant, Senior Planner, prepared for the April 5, 2007 Planning Commission meeting is herewith incorporated to these minutes as Exhibit “4.”

Letter or response dated March 27, 2007 from Michael D. Gomez, Santa Fe Engineering Consultants is herewith incorporated to these minutes as Exhibit “3(A).”

Letter or response dated March 27, 2007 from Michael D. Gomez, Santa Fe Engineering Consultants is herewith incorporated to these minutes as Exhibit “4(A).”

Donna Wynant presented the staff report included in Exhibit “3” and Exhibit “4.”

Staff recommends that the Commission approve the Development Plan and Special Exception for MOV Soundstage subject to the following findings and conditions:

1. A Special Exception be granted by the Board of Adjustment to allow the proposed institutional development within the R-5 District.
2. Plans shall comply with minor “red line” comments by staff and shall meet all minimum code requirements.

Public Hearing

Mike Gomez, Santa Fe Engineering, was sworn. He explained that he is presenting for Nancy Long. He introduced Pat Holman, Director of Facilities; Jim Shelton, Architect from Overland Partners; Joseph Charles, landscape designer with Design Workshop; and Jeff Sears, MOV Architect from Studio Southwest. He said the college is continuously upgrading and improving the facility as they are the oldest educational institution in the state of New Mexico. They have been in the current location since 1947. This project is to consolidate existing facilities including the cafeteria, meeting rooms, Alumni Hall and student government services. They will go from 47,000 square feet down to 28,500 square feet. The older buildings will be removed as part of this project.

This is an opportunity to modernize the facility with the Campus Commons Building being a LEED certified building. They will not produce any additional traffic and will use less water. With the improvements they are at 14% lot coverage. He estimated that 90% of the adjoining properties are government, schools or businesses. The applicant mailed out 120 mailings for the ENN and only one person showed up and they were in favor of the project. They changed the plan to meet the Fire Department's requirements. There was a small issue on the parking which will be addressed with the redevelopment and rezoning plans. He reviewed the programs offered and outreach the students participate in. The projects need to be approved to keep within the funding cycles.

Denise Saccone, People for Native Eco-Systems, 825 Calle Mejia, was sworn. She said there are prairie dogs and protected wildlife on the property. She said that during the break she spoke with the applicants who assured her that they are aware of the City ordinance protecting prairie dogs. She said the college is historic in the educational roots and wildlife roots in that the burrowing owls only exist in this location and at the Airport. People for Native Eco-Systems want to ensure the wildlife will be protected.

Mary Shrubin, 2119 Rancho Siringo Road, was sworn. She said there were no notices received regarding this project by anyone in her neighborhood. She wanted to reinforce that there are coyotes, a skunk and a peregrine falcon located on the property. She would like to see a site map to understand where the facility will be. She is not opposed to the project, but would like to see them mitigate the dust during construction.

Mr. Gomez showed Ms. Shrubin the site map.

Ms. Shrubin asked if the parking spaces for the Screen will be part of this project or part of the master plan.

Mr. Gomez said she is referring to the parking spaces south of the Garson Communication Center which is part of the overflow parking. He said these parking spaces are not paved and are used very seldom as overflow parking. He said the overflow parking near Shellabarger has been used twice in the last four years. He said the parking lot Ms. Shrubin is referring to is east of the building and there are no plans to develop it. He said in the master plan submittal they are using environmentally friendly methods of providing parking. He had a stack of certified receipts sent out to neighbors.

Ms. Shrubin commented that the parking spaces directly south of the Greer Garson are heavily used. She said they made some attempt to put bark chips down so it is primarily a mud lot. The neighbors are concerned with the fill dirt heaped up during the other construction project and it has never been mitigated and covered.

The public testimony portion of the public hearing was closed.

Questions and comments from the Commission

Commissioner Hughes asked who could address the LEED certification. He asked how much reduction in energy use they plan to accomplish.

Jim Shelton, Overland Partners Architect, was sworn. He said they are looking at two different strategies; a geothermal loop system which would reduce energy use more than 25%, but it is costly and would get them close to gold certification rather than silver.

He said if they do not use the geothermal system they will make use of night and free cooling. There are 28 LEED accredited professionals on his staff.

Commissioner Hughes commented that New Mexico passed laws in the past week that will require codes to be changed so that all buildings are solar-able so they can accommodate solar.

Mr. Shelton said the building is designed to maximize day lighting. He said the shape of the building will minimize the depth of the building. They are using regional materials and recyclable materials.

Commissioner Hughes asked if they will be doing solar hot water.

Mr. Shelton said there is not a lot of demand for hot water, so that has not been decided yet. They are collecting the roof rainwater.

Commissioner Lujan asked what the student ratio is for native Santa Feans.

Pat Holman, Director of Facilities, was sworn. He said they have 750 undergraduates and approximately 1000 non-traditional students. Many of the non-traditional students are from Northern New Mexico. He is unsure of the exact profile, but the majority of the students are from 30-40 states.

Commissioner Lujan asked how this will benefit Santa Fe economically.

Mr. Holman said the Alumni will be moving in and sharing the Campus Commons. He said the hall is not on the chopping block, but Alexis Hall and Onate and the bookstore will be removed. He said they employ over 200 people that contribute back to the City. They continue to encourage more activities within the community. There are 300 members of the community that belong to the Shellabarger Tennis Club. The Screen is open to the public.

Commissioner Trujillo moved to approve Case M-2007-03 with staff conditions, Commissioner Heltman seconded the motion.

Commissioner Gonzales would appreciate looking at the dust when they begin construction.

Mr. Shelton said that is part of the LEED process.

There being no abstaining or dissenting votes the motion passed by unanimous voice vote.

- 4. Case #M 2007-04. College of Santa Fe MOV Soundstage Development Plan. Santa Fe Engineering agent for the College of Santa Fe requests development plan approval to construct a 4,500 square foot soundstage at the south side of the existing Garson Studios on Tract G. The project also consists of relocating 3 existing portable classrooms and office building from the north end of the campus to the east side of the proposed soundstage. The property located to the southeast of St. Michaels Drive**

and to the north of Siringo Road and is zoned R-5 (Residential – five dwelling units per acre). (Donna Wynant, case manager)

Items 3 and 4 were combined for purposes of staff report, public hearing and Commission comment and action, but were voted on separately.

Commissioner Trujillo moved to approve Case M-2007-04 with staff conditions. Commissioner Hughes seconded the motion which passed by unanimous voice vote.

G. BUSINESS FROM THE FLOOR

None.

H. STAFF COMMUNICATIONS

Mr. Smith reminded the Commissioners that there will be no communication with the applicant or members of the public on the field trip. He noted that in the past they have had field trips that were less than successful due to the difficulty in enforcing that regulation.

Commissioner Trujillo agreed to provide transportation for the Commission and staff only.

Chair Werner asked everyone to have ready their polite way of conveying this to anyone in the field. He said they can tell anyone trying to communicate that if they want to talk they have to come to the hearing.

Ms. Lovely reported that she handed out information regarding the commissioner training by the New Mexico League of Zoning Officials which is incorporated herewith to these minutes as Exhibit "5." She is pretty sure that the City will pay for commissioners to go so she asked anyone interested to call her.

Chair Werner urged the Commissioners to go as he found it very helpful.

Ms. Lovely also handed out the resolution about findings and fact which will be coming back and she plans to do training on this within the next few months. The resolution was incorporated herewith to these minutes as Exhibit "6."

I. MATTERS FROM THE COMMISSION

Commissioner Gonzales expressed concern with the cost of doing business with the City. He wondered what the cost of appeals is vs. the cost of rolling out this findings and fact resolution as this will take staff time.

Mr. Smith said the contract attorney is working on proposals to change the appeals process which might streamline the appeals process.

J. ADJOURNMENT

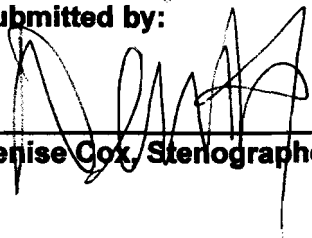
There being no further matters to come before the Commission, and the Commission having completed its agenda, Commissioner Lujan moved, seconded

by Commissioner Trujillo to adjourn the meeting. The motion passed unanimously on a voice vote and the meeting was adjourned at 8:10 p.m.

Approved by:

Robert J. Werner 5-9-2007
Chair Robert Werner

Submitted by:


Denise Cox, Stereographer