



# Agenda

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**SUMMARY COMMITTEE**  
**Thursday, July 6, 2017 - 11:00am**  
**City Council Chambers**  
**City Hall 1<sup>st</sup> Floor - 200 Lincoln Avenue**

- A. ROLL CALL
- B. APPROVAL OF AGENDA
- C. APPROVAL OF MINUTES  
May 4, 2017
- D. OLD BUSINESS
- E. NEW BUSINESS

1. **Case #2017-42. 1851 Rodeo Road Lot Split.** Rick Chatroop, agent for Ashok Kaushal, requests approval of a lot split plat creating parcels of approximately 1.4 acres and 0.6 acres. The property is zoned I-1 (Light Industrial). (Noah Berke, Case Manager)
2. **Case #2017-49. 3487 West Alameda Street Lot Split.** Ricardo Borrego, agent for Placido Borrego, requests approval of a lot split plat creating parcels of approximately 2.35 acres and 2.35 acres. The property is zoned R-1 (Residential- one dwelling unit per acre). (Noah Berke, 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.**

**SUMMARY INDEX  
CITY OF SANTA FÉ  
SUMMARY COMMITTEE  
July 6, 2017**

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B. APPROVAL OF AGENDA	Approved as presented	1
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D. OLD BUSINESS	None	2
E. NEW BUSINESS		
1. <u>Case #2017-42</u> 1851 Rodeo Road Lot Split	Approved with conditions.	2
2. <u>Case #2017-49</u> 3487 West Alameda Street Lot Split	Approved with conditions	3-5
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H. ADJOURNMENT	Adjourned at 11:30 a.m.	5

**MINUTES OF THE MEETING  
OF THE CITY OF SANTA FÉ  
SUMMARY COMMITTEE  
July 6, 2017**

A regular meeting of the City of Santa Fe Summary Committee was called to order by Commissioner Brian Gutierrez, Chair, on the above date at approximately 11:00 a.m. in the City Council Conference Room, City Hall, Santa Fé, New Mexico.

**A. ROLL CALL**

**MEMBERS PRESENT:**

Brian Gutierrez, Chair  
Roman Abeyta

**MEMBERS EXCUSED:**

Sarah Propst, Secretary

**OTHERS PRESENT:**

Greg Smith, Current Planning Division Director and Staff Liaison  
Noah Berke, Planner Senior  
Margaret Ambrosino, Planner Senior  
Carl Boaz, Stenographer

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

**B. APPROVAL OF AGENDA**

**MOTION:** Commissioner Abeyta moved to approve the Agenda, as presented. The motion was seconded by Chair Gutierrez and was approved unanimously on a voice vote.

**C. APPROVAL OF MINUTES – May 4, 2017**

Mr. Berke requested the following changes to the minutes:

In the case caption, it should say Mr. Noah Berke instead of Mr. Berke Berke. In the third line below the caption, where it says, "A 9-foot wide right-of-way will be dedicated to the City" it should say "an additional 9-foot wide right-of-way will be dedicated to the City." And in the line after that, the next sentence should say, "As such, all development (not developments) on these lots must comply with those design standards which are shown on the plat."

**MOTION:** Commissioner Abeyta moved to approve the minutes of the meeting of May 4, 2017, as amended. The motion was seconded by Chair Gutierrez and was approved unanimously on a voice vote.

#### D. OLD BUSINESS

There was no Old Business.

#### E. NEW BUSINESS

1. **Case #2017-42, 1851 Rodeo Road Lot Split.** Rick Chatroop, agent for Ashok Kaushal, requests approval of a lot split plat creating parcels of approximately 1.4 acres and 0.6 acres. The property is zoned I-1 (Light Industrial). (Noah Berke, Case Manager)

Mr. Berke read his Staff Report to the Committee. A copy of the Staff Report for this case is available on the City's Land Use web site. Staff recommended approval of the lot split with the conditions of approval listed in Section 4.

##### Applicant's Presentation

Mr. Rick Chatroop 110 Wagon Trail Road, Cerrillos, was sworn. He said he agreed with the Staff conditions of approval.

##### Questions to the Applicant

There were no questions to the Applicant.

##### Public Hearing

There were no speakers from the public regarding this case and the public hearing portion was closed.

##### Action of the Committee

**MOTION: Commissioner Abeyta moved to approve Case #2017-42, 1851 Rodeo Road Lot Split, subject to the Staff conditions. Chair Gutierrez seconded the motion and it passed by unanimous voice vote.**

2. **Case #2017-49, 3487 West Alameda Street Lot Split.** Ricardo Borrego, agent for Placido Borrego, requests approval of a lot split plat creating parcels of approximately 2.35 acres and 2.35 acres. The property is zoned R-1 (Residential - one dwelling unit per acre). (Noah Berke, Case Manager)

## Staff Report

Mr. Berke presented the Staff Report for this case. The property was located in the annexed area annexed in 2009 and technically is not in the City but the City is required to administer land use in the area. The City must complete the annexation by 2018 and if not, it would revert to County. Currently, the area is served by all City services. Wastewater is available to both lots but one lot is on a septic system and would be required to connect to city sewer if developed. The Staff conditions are outlined in the report under Section 4.

## Applicant's Presentation

Mr. Ricardo Borrego, 2401B West Alameda, was sworn. He said the Staff Report is accurate but he had not seen the recommended conditions of approval and was not sure if he could agree with them. He knew the Traffic Engineer had said the access must be shown on the plat which they have addressed already.

A copy of the Conditions of Approval was provided to Mr. Borrego and he took a few minutes to review them. After his review, he said the only concern he had was on the fire department conditions. This property access has a substantial grade and the existing driveway will not meet the 26' width or potentially 150' driveway. He said he would be amendable to a condition requiring a fire sprinkler system for any construction as has been granted on adjacent construction where the Fire Department conditions could not be met because of the grade but the fire flow requirement was met by installing a fire sprinkler system.

On the submittal, a topo was provided. The grade is steeper than the maximum 10% grade requirement.

Mr. Borrego said there is a well on the property. He was not sure what condition #4, requiring separate water service meant. He asked if that meant access to the existing well. If that was the intent, it would be fine.

Mr. Berke agreed.

Chair Gutierrez asked if this sprinkler condition could be made by Staff as a condition.

Mr. Berke apologized that the applicant was not able to see the Staff Conditions of Approval before the meeting. The Fire Department has standard language used for all new developments. The 26' width is only for buildings exceeding 30' in height and could not be built in an R-1 zone. The minimum width for a driveway is twenty feet, which would allow for one vehicle leaving and one arriving. The 10% grade is the standard used for all emergency vehicles in the City. Some of our ordinances are not the most feasible with existing lots and in those cases, the Fire Department allows for alternate compliance.

Although the Fire Department might say the Applicant can't meet the 10% requirement, but Station 3 would have four-wheel drive fire vehicles which could traverse the driveway. The Applicant must sprinkle or provide a water tank. However, this would be on a shared well system. The well has to deliver the minimum

pressure needed for the sprinkler system to operate properly.

The Fire Marshal has seen the plans so the Applicant could accept the standards now or the case could be postponed to August 1 and he could meet with the Fire Marshal to substitute another condition. These are very standard conditions for almost every lot split and new development.

The 150' access has to do with the length of fire hoses on fire trucks when they have to park at the street. In that event, the structure has to be less than 150' from the street or provide a turnaround that meets their requirements. Mr. Berke knew this driveway is more than 150'. So the Fire Department could require a turnaround. A hammerhead is often used for a residence.

A shared well agreement is standard. But the Applicant said in the application that the water line would not be shared so the Applicant would need to provide a shared well agreement on the plat.

If the Applicant wants to wait, he would understand and that could be addressed at the time of construction. It is up to the Applicant and the Chair.

#### Public Hearing

There were no speakers from the public regarding this case and the public hearing portion was closed.

#### Committee Discussion

Commissioner Abeyta suggested the Committee could approve it with the condition for the Applicant to work out an alternate compliance to the Fire Marshal's satisfaction, and if not, could come back to the Summary Committee with a variance request.

Mr. Berke said that would be okay but if the Applicant doesn't want to accept these conditions, it should be postponed to August 1 or add a condition that the Applicant work out an agreement with the Fire Department.

Chair Gutierrez was concerned about granting approval without having an agreement reached.

Mr. Borrego requested to add another condition that says Fire Department conditions can be modified with approval of the Fire Marshal and not have it put on the plat as is. The additional condition would state the Fire Marshal's condition of approval could be modified at the time of the building permit with approval of Fire Marshal so it would not have to come back to the Summary Committee. If these conditions go on the plat as is, it would be a problem because the very first one says 10% grade. And when someone applies for a building permit, the City could see it didn't meet that standard and prohibit building on that lot.

He agreed that every structure should have fire protection. He understood it could be met with an adequate sprinkler system.

Chair Gutierrez appreciated that but if the well is not able to provide adequate pressure for the sprinkler, that would not be acceptable. A fire could destroy it if they don't have a way to fight the fire.

Mr. Berke suggested to the Committee that Condition 1, a through h, be worked out with an alternate compliance with the Fire Marshal or a variance at the time of building permit.

**MOTION: Commissioner Abeyta moved to approve Case #2017-49, 3487 West Alameda Street Lot Split with the conditions of approval recommended by Staff contingent to Condition 1, a-g to be worked out with the Fire Marshal to satisfy the intent of those conditions either through alternate compliance or otherwise stated at the time of recordation of the proposed lot split. Chair Gutierrez seconded the motion and it passed by unanimous voice vote.**

#### **F. STAFF COMMUNICATIONS**

Mr. Berke welcomed our newest Staff member, Ms. Margaret Ambrosino to be senior planner in our division. She was with the Affordable Housing Division for three years before.

Chair Gutierrez and Commissioner Abeyta welcomed her.

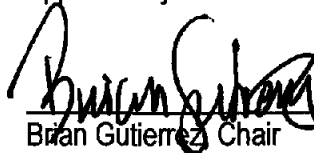
#### **G. MATTERS FROM THE COMMITTEE**

Commissioner Abeyta thanked Staff for help on the second case.

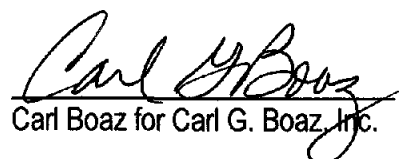
#### **H. ADJOURNMENT**

The meeting was adjourned at approximately 11:30 a.m.

Approved by:

  
Brian Gutierrez, Chair

Submitted by:

  
Carl Boaz for Carl G. Boaz, Inc.