



CITY CLERK'S OFFICE
Agenda DATE 9/18/17 TIME 4:15
SERVED BY Geraldine Guevara
RECEIVED BY SS8888

PLANNING COMMISSION
Thursday, October 5, 2017 - 6:00pm
City Council Chambers
City Hall 1st Floor - 200 Lincoln Avenue

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

D. ELECTION OF OFFICERS

1. Chair
2. Vice-Chair
3. Secretary
4. Summary Committee (Three members, including committee chair and secretary)
5. Long Range Planning Subcommittee (Three members)

E. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

MINUTES: September 7, 2017

FINDINGS/CONCLUSIONS:

Case #2017-72. Antigua Sol Rezone Amendment.

Case #2017-74. Soleras Station Final Development Plan.

F. OLD BUSINESS

G. NEW BUSINESS

1. **Case #2017-84. Santa Fe Airport Industrial Park Preliminary Subdivision Plat.** Scott Hoeft of Santa Fe Planning Group, Inc., agent for Don Eker of SFCR Airport Road, LLC, requests preliminary subdivision plat approval for 52 lots on 70 acres. The application also includes a request for innovative street design standards. The property is zoned I-1 (Light Industrial) and is located at 41B Paseo Real. (Donna Wynant, Case Manager)
2. **Case #2017-44. Estancias de Las Soleras Unit 2-B Final Subdivision Plat.** James W. Siebert & Associates, agent for the Pulte Group of New Mexico, requests approval of a final subdivision plat for 77 residential lots on 26.584 acres on Tract 14-A1 in the Los Soleras Master Plan. The property is zoned R-6 (Residential – six dwelling units per acre). (Dan Esquibel, Case Manager) **(POSTPONED FROM SEPTEMBER 7, 2017 AND SEPTEMBER 21, 2017)**

3. **Case #2017-73. 4480 Cerrillos Road Storage Special Use Permit and Development Plan.** James Siebert and Associates, Inc., agent for Cerrillos Self-Storage LLC, requests a special use permit and development plan for self-storage units within a C-2 General Commercial district. The project is located within the Santa Fe Auto Park. The property is 3.94± acres and zoned C-2-PUD (General Commercial, Planned Unit Development Overlay District). (Donna Wynant, Case Manager) **(POSTPONED FROM SEPTEMBER 7, 2017 SEPTEMBER 21, 2017)**
4. **Case #2017-85. 4405 Airport Road Development Plan.** John Padilla, AIA, agent for Carlos Andre, requests development plan approval to construct a 18,000 square-foot commercial structure (El Paisano Supermarket) on 1.67+/- acres. The property is zoned C-2-PUD (General Commercial, Planned Unit Development Overlay District) and located within the Airport Road Overlay District and Suburban Archaeological Review District. (Dan Esquibel Case Manager)
5. **Case #2017-86. The Montecito Santa Fe Memory Care Community Development Plan.** Studio Southwest Architects, Inc., agent for Rodeo Holdings LLC*, requests approval of a development plan for a 40-bed memory care facility on approximately 2.456 acres. The property is located at 450 Rodeo Road and is zoned C-1 (General Commercial). The property is also located within the South Central Highway Corridor Protection District. (Margaret Ambrosino, Case Manager)

H. STAFF COMMUNICATIONS

I. MATTERS FROM THE COMMISSION

J. ADJOURNMENT

NOTES:

- 1) Procedures in front of the Planning Commission are governed by the City of Santa Fe Rules & Procedures for City Committees, adopted by resolution of the Governing Body of the City of Santa Fe, as the same may be amended from time to time (Committee Rules), and by Roberts Rules of Order (Roberts Rules). In the event of a conflict between the Committee Rules and Roberts Rules, the Committee Rules control.
- 2) New Mexico law requires the following administrative procedures to be followed by zoning boards conducting "quasi-judicial" hearings. By law, any contact of Planning Commission members by applicants, interested parties or the general public concerning any development review application pending before the Commission, except by public testimony at Planning Commission meetings, is generally prohibited. In "quasi-judicial" hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and will be subject to reasonable cross examination. Witnesses have the right to have an attorney present at the hearing.
- 3) The agenda is subject to change at the discretion of the Planning Commission.
***Persons with disabilities in need of special accommodations or the hearing impaired needing an interpreter please contact the City Clerk's Office (955-6520) 5 days prior to the hearing date.**

SUMMARY INDEX
PLANNING COMMISSION

October 5, 2017

ITEM	ACTION TAKEN	PAGE(S)
Roll Call	Quorum Present	1
A. Pledge of Allegiance	Recited	1-2
B. Approval of Agenda	Approved as amended	2
C. Approval of Minutes & Findings and Conclusions		
Minutes: September 7, 2017	Approved as amended	2
Findings of Fact & Conclusions of Law		
Case #2017-72 Antigua Sol Rezone Amendment	Approved as presented	2
Case #2017-74 Soleras Station		
Final Development Plan	Approved as presented	3
D. Election of Officers	Postponed	3
E. Old Business	None	3
F. New Business		
1. <u>Case #2017-84. Santa Fe Airport</u>		
Industrial Park Preliminary Subdivision Plat	Postponed to November 3	3
2. <u>Case #2017-72. Antigua Sol</u>		
Rezone Amendment	Approved with conditions	3,4,8-14
3. <u>Case #2017-44. Estancias de Las Soleras</u>		
Unit 2-B Final Subdivision Plat	Approved with conditions	4-8
4. <u>Case #2017-73. 4480 Cerrillos Road Storage</u>		
Special Use Permit and Development Plan	Postponed to November 3	14
5. <u>Case #2017-86. The Montecito Santa Fe</u>		
Memory Care Community Development Plan	Approved with conditions	14-17
G. Staff Communications	Discussion	17
H. Matters from the Commission	Discussion	17-18
I. Adjournment	Adjourned at 8:30 p.m.	18

PLANNING COMMISSION
Thursday, October 5, 2017 - 6:00pm
City Council Chambers
City Hall 1st Floor - 200 Lincoln Avenue

CALL TO ORDER

A regular meeting of the City of Santa Fé Planning Commission was called to order by Commissioner Vince Kadlubek, Chair, on the above date at approximately 6:00 p.m. in the Council Chambers at City Hall, 200 Lincoln Avenue, Santa Fe, New Mexico.

A. ROLL CALL

Roll Call indicated the presence of a quorum for the meeting.

Members Present

Commissioner Vince Kadlubek, Chair
Commissioner Piper Kapin, Vice-Chair
Commissioner John B. Hiatt, Secretary
Commissioner Justin Greene
Commissioner Brian Patrick Gutierrez
Commissioner Stephen Hochberg
Commissioner Mark Hogan
Commissioner Sarah Cottrell Propst

Members Absent

One vacancy

Others Present:

Ms. Lisa Martínez, Planning and Land Use Director
Mr. Greg Smith, Current Planning Division Director
Mr. Noah Berke, Current Planning Division Manager & Staff Liaison
Mr. Richard Word, Assistant City Attorney
Ms. Margaret Ambrosino, Planner Senior
Mr. Dan Esquibel, Planner Senior
Ms. Donna Wynant, Planner Senior
Mr. Carl Boaz, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Planning and Land Use Department and available on the City's web site.

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

C. APPROVAL OF AGENDA

MOTION: Commissioner Hiatt moved to approve the agenda as published (with items 3 and 4 postponed). Commissioner Greene seconded the motion and it passed by unanimous voice vote.

D. ELECTION OF OFFICERS

1. Chair
2. Vice-Chair
3. Secretary
4. Summary Committee (Three members, including committee chair and secretary)
5. Long Range Planning Subcommittee (Three members)

Chair Kadlubek announced the election of officers was postponed until after the Mayor makes appointments to the Planning Commission and they are approved by the Governing Body.

Ms. Martínez said she will meet with the Mayor tomorrow morning and expects to have the appointments made at Council in the meeting after next.

E. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

1. MINUTES OF SEPTEMBER 7, 2017

Mr. Berke asked for a small change on page 8 where instead of "Fire Chief" it should say "Deputy Fire Marshal."

Commissioner Hiatt said he had given some minor typos to the Stenographer.

MOTION: Commissioner Hiatt moved to approve the minutes of September 7, 2017 as amended. Commissioner Greene seconded the motion and it passed by unanimous voice vote.

2. FINDINGS/CONCLUSIONS:

Case #2017-72. Antigua Sol Rezone Amendment.

MOTION: Commissioner Hiatt moved to approve the Findings of Fact and Conclusions of Law for Case #2017-72, Antigua Sol Rezone Amendment, as presented. Commissioner Kapin seconded the motion and it passed by unanimous voice vote.

Case #2017-74. Soleras Station Final Development Plan.

MOTION: Commissioner Hiatt moved to approve the Findings of Fact and Conclusions of Law for Case #2017-74, Soleras Station Final Development plan as presented. Commissioner Greene seconded the motion and it passed by unanimous voice vote.

F. OLD BUSINESS

There was no Old Business.

G. NEW BUSINESS

1. **Case #2017-84. Santa Fe Airport Industrial Park Preliminary Subdivision Plat.** Scott Hoeft of Santa Fe Planning Group, Inc., agent for Don Eker of SFCR Airport Road, LLC, requests preliminary subdivision plat approval for 52 lots on 70 acres. The application also includes a request for innovative street design standards. The property is zoned I-1 (Light Industrial) and is located at 41B Paseo Real. (Donna Wynant, Case Manager)

Case #2017-84 was postponed to November 2, 2017.

2. **Case #2017-44. Estancias de Las Soleras Unit 2-B Final Subdivision Plat.** James W. Siebert & Associates, agent for the Pulte Group of New Mexico, requests approval of a final subdivision plat for 77 residential lots on 26.584 acres on Tract 14-A1 in the Los Soleras Master Plan. The property is zoned R-6 (Residential – six dwelling units per acre). (Dan Esquibel, Case Manager) **(POSTPONED FROM SEPTEMBER 7, 2017 AND SEPTEMBER 21, 2017)**

Mr. Esquibel presented the report and had changes to the memo on the record for Attorney Word so he can write the Findings correctly.

The relevant issues in Chapter 14 require that the final plat comply or match the preliminary plat. Instead of his review, Mr. Word wanted to make sure that we identify that the Findings for this packet are the same as those in the preliminary plan (Exhibit C) so those are the Findings to be included in this memo as part of the review as to why Staff is recommending approval of this final plat.

Mr. Word made an inaudible comment away from the microphone.

Mr. Esquibel said that in copying it, it got mixed up which is a carryover from the preliminary to the final plat. Aside from that, there were a few conditions.

Mr. Word said when he spoke to Mr. Esquibel about this earlier in the day, he got an updated staff memo. He asked if the Commissioners received that.

Mr. Esquibel said no, and he didn't realize it. That was not included in the packet.

Mr. Word said the difference was identified in a table and contains the criteria for approval.

Mr. Esquibel agreed. It contains the procedures. That table will be in Exhibit C for the record as part of the review process. The Commission already approved that when Mr. Berke brought it to the Commission before. The Commission already approved the variance. But there are new conditions as part of technical corrections for Traffic.

Chair Kadlubek asked what those are, specifically.

Mr. Esquibel asked the Commission to substitute Exhibit C for the table in Exhibit A.

Ms. Martínez said Staff will copy them if the Commission tables the case.

The Commission tabled the matter by consensus until after copies were made available and went on to the next Case, intending to come back to this one later.

3. Case #2017-73. 4480 Cerrillos Road Storage Special Use Permit and Development Plan.

James Siebert and Associates, Inc., agent for Cerrillos Self-Storage LLC, requests a special use permit and development plan for self-storage units within a C-2 General Commercial district. The project is located within the Santa Fe Auto Park. The property is 3.94± acres and zoned C-2-PUD (General Commercial, Planned Unit Development Overlay District). (Donna Wynant, Case Manager) **(POSTPONED FROM SEPTEMBER 7, 2017 SEPTEMBER 21, 2017)**

Ms. Wynant presented the staff report for this case which is a storage facility proposed by Siebert and Associates for the applicant. It is located at the rear of the Santa Fe Auto Park east of Arroyo Los Chamisos. It was zoned C-2 PUD in 1983 when annexed into the City.

On March 7, Omega went to the Board of Adjustment for a special use permit to convert the Subaru Dealership to a climate-controlled storage and mini-storage units. They now come as Cerrillos Self-Storage with the same owner and request, beside the conversion, to have 104 mini-storage units in 8 separate buildings. A special use permit is required and a development plan since it exceeds 30,000 square feet. She handed out a separate document as part of her report. [A copy of the document is attached to these minutes as Exhibit 1.] The handout explained the difference from mini storage facilities. The table shows both uses and S means by special use permit because it goes beyond the previous request.

They went to the Board of Adjustment to convert the existing building and they have an involved development with interior and exterior storage.

This Proposal complies with parking, height standards and lot coverage and are in the packet. Terrain management will be reviewed more closely and lighting at the building permit review.

Since it is also in the overlay zone, a more careful review of the auto park was required but it didn't restrict uses.

However, since it is PUD and tied to zoning, (14-3-19-B-3-A) if the Commission views it as a more intensive use in that location as to how it gets reviewed, it goes to Board of Adjustment for approval. But if the Commission feels the density is okay as density, it does not need to go to the Governing Body.

The standards are in packet and Staff finds it in compliance. There was some review of fire access and one building had to be adjusted for fire trucks to maneuver around the buildings. The Fire Marshal and traffic staff are present. The criteria for the development plan is also in the packet.

Commissioner Hiatt asked if there is a reason why there is no recommendation from Staff or if he missed it.

Ms. Wynant said she did lay out the motions but didn't give a specific recommendation. She left it to the Commission. She didn't see a reason not to approve it. Ms. Wynant agreed they usually do make a recommendation

Ms. Wynant recommended approve of this case, subject to conditions and whether you think it should go to Governing Body.

Applicant's Presentation

Mr. James Siebert, 915 Mercer, was sworn. He gave overview of the location on a board and pointed out the auto park and entrance. The site sits in back and the Arroyo De Los Chamisos is set aside as open space and a green area. The area is C-2 as a business park and on the west, is R-1 but from the photo, that is an equestrian training facility with a house. The distance from the edge of that property to residential is 332 feet.

Mr. Jeff Seres, P. O. Box 9308, was sworn. He said in the development plan, Building 1 is existing - formerly the Honda-Subaru dealership and will have individual units in a climate-controlled building. Buildings 2 through 8 are new buildings that are in a common style that people can drive up to. The use is permitted from a previous special use permit and a permit for demolition inside the existing building and a masonry wall around the site, tucked down by the arroyo and it will have plenty of open space.

Public Hearing.

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

Mr. Siebert handed out a document related to PUD to discuss. [A copy of the document is attached to these minutes as Exhibit 2.] On the second page, he read what is stated in the Code regarding referral to Council or not. For determination of intensity of use and population on this commercial property, it would be the number of people working in the building. On page 1, the comparison with the previous Honda dealership was shown. The existing building is 27,000 square feet and the proposed building is 99,000 square feet and being redone. The dealer had 26 employees and the maximum for storage use here is four employees. Trip generation for the prior use was an AM peak of 56 trips and for this project is 17 AM trips. The PM trips for the dealership was 71 trips and for the storage facility will be 6 PM trips. Water use was taken from Water Division records. It was 2 ac/ft. for the dealership and using the City's evaluation for this project, is 0.13 ac/ft. Wastewater is somewhat equivalent to water use so it is substantially less than the dealership. For permeable surface, the dealership was 100% paved and also for storage use. The open space by the arroyo would remain the same. Regarding the impact on neighbors, the dealership had significant traffic both during the week and on the weekend and the storage traffic is pretty limited.

The dealership had 60 parking spaces and the Storage use will have 41 parking spaces. The dealership had no solar panels but the storage will have enough to meet electrical demands of the project. Regarding noise, the dealership had external speakers and the storage has no exterior speakers and will be very quiet.

So his opinion is that the comparison results that it is not intensified; rather, it is significantly less.

He stood for questions:

Commission Questions and Discussion

Commissioner Hogan said the only area of possible intensity is fire hazard and it only has one point of access. He asked Mr. Siebert to address that issue.

Mr. Siebert said this falls under the International Fire Code that is more restrictive and we meet all the standards for internal circulation with a minimum 20' aisle. The Fire Marshal reviewed and approved it. It must be within 150' of any side so there are gates at various points that allow fire personnel to go out the gate and be within 150' except where it abuts a dealership building and it would be necessary to sprinkle that building.

Commissioner Propst asked if anyone has argued that it is more intensive - a neighbor, the public, or Staff.

Mr. Siebert said he had not heard that from anyone.

Mr. Berke said there has been no dealership that was less intense and his data is pretty staggering.

Commissioner Greene said the building square footage goes from 27,000 to 99,000 so it almost quadruples that intensity. He asked how many lockers were planned.

Mr. Siebert said there would be 755 lockers.

Commissioner Greene reasoned that 755 customers could access the facility daily.

Mr. Siebert said whenever he goes to his storage unit, there is nobody else there. The whole scope of intensity has to do with traffic, water, sewer, a whole variety. The use as a whole is much less.

Commissioner Propst added on that point, that the impervious surface mitigates against the square footage difference because it is already all paved and would stay the same.

Mr. Siebert noted that the prior one had a stormwater pond with landscaping. So it is 100% of what was there. They are exactly the same.

Commissioner Greene asked if water was held in ponds.

Mr. Siebert agreed.

Commissioner Hochberg asked, regarding intensity and density, if the Commissioner are to look with blinders on about this very small issue to compare car sales with storage sales. It is another self-storage unit and soon, the City will have more storage than people. But it is Mr. Siebert's contention that we have a very small focus. And if we feel it is less intense, it wouldn't go to the Governing Body.

Mr. Siebert said it is approval of special use; approval of a development plan, and third, determination whether the overall use of the park is such that it would require going to City Council for an amendment to the PUD or something.

Commissioner Hogan added to Commissioner Hochberg's point. "We've had self-storage on wild land that could be developed for something else but this could reduce that from going on further.

Commissioner Greene commented on the development plan that there are trails along the arroyo. He asked if there is an easement along that section and if the Trails Staff have any comment.

Mr. Siebert said there are no trail easements along that arroyo. The trail out of the mall has a roadway and the alignment is on the city maps. It comes along the road and the Ross Peaks' development and along the road by Arroyo De Los Chamisos.

Commissioner Greene thought that was something this PUD should take into account.

Mr. Berke said there is a trail that winds in through Las Soleras from the Master Plan. James Martínez could speak to any future plans for trail alignments.

Commissioner Greene considered that an important part. This is the one time they could amend the Master Plan and provide an easement along there. He felt that would be critical.

Mr. James Martínez said in the Master Plan, the trail system doesn't specify going through the auto park. The connections will go through Governor Miles and are planned already.

Action of the Commission

Commissioner Hiatt moved in Case #2017-73; 4480 Cerrillos Road Storage Special Use Permit and Development Plan Case, to approve a Special Use Permit, specifically with the Planning Commission is empowered to approve the plan under Chapter 14; 2 - approval of the development plan will not adversely affect the public interest, and specifically, that the proposed self-storage area is considerably less intense than the previous use and, third, that the use and associated buildings are compatible with the adaptable to building structures and uses of the abutting property and all the properties in the vicinity of the premises under consideration and is subject to the conditions recommended by staff and the technical corrections. Commissioner Hogan seconded the motion. The motion passed by majority roll call vote with Commissioners Hogan, Hiatt, Kapin, Propst, Gutierrez and Hochberg voting in favor and Commissioner Greene voting against.

Commissioner Hiatt moved in Case #2017-73 to approve the development plan and specifically, that the Commission is empowered to approve according to Chapter 14; that approving the development plan will not adversely affect the public interest; and that the use and associated buildings are compatible with and adaptable to buildings on abutting properties and on other properties are the same; and is subject to the recommended conditions of approval and technical corrections. Commissioner Hogan seconded the motion and it passed by majority roll call vote with Commissioners Hogan, Hiatt, Kapin, Propst and Gutierrez voting in favor and Commissioners Greene and Hochberg voting against.

Commissioner Hiatt reasoned that the third motion was made moot by approval of the first two. Chair Kadlubek agreed.

The Commission took the tabled case off and continued its consideration as follows:

2. **Case #2017-44. Estancias de Las Soleras Unit 2-B Final Subdivision Plat.** James W. Siebert & Associates, agent for the Pulte Group of New Mexico, requests approval of a final subdivision plat for 77 residential lots on 26.584 acres on Tract 14-A1 in the Los Soleras Master Plan. The property is zoned R-6 (Residential – six dwelling units per acre). (Dan Esquibel, Case Manager) **(POSTPONED FROM SEPTEMBER 7, 2017 AND SEPTEMBER 21, 2017)**

Mr. Esquibel said the Applicant did comply with the preliminary plat and met all the condition requirements and has moved forward in order to get final plat approval. Staff does have a disagreement with regard to one of the conditions. That was a condition that was adopted by the Planning Commission and written in a way that gave Staff flexibility to address the phasing schedule of the subdivision as a direct result of the dust that has been accumulating into the nearby neighborhoods. He understood that everyone saw pictures of very dusty environment and that condition was referenced on page two of the report. The

condition was to have a three-phase development project, subject to 50% build-out requirement per phase with the use of tactifier to control dust that could be disturbed by walking or driving on it. The Applicant will discuss that detail. [A copy of the hand out is attached to these minutes as Exhibit 3.]

Aside from that, they agreed with the additional conditions in Exhibit A and the original conditions. Staff is recommending approval.

Chair Kadlubek asked if he was recommending approval with all the conditions.

Mr. Esquibel agreed - all the conditions that were previously adopted and moved forward and adding the additional conditions listed in Exhibit A.

Chair Kadlubek asked if he would recommend approval without the phasing requirement.

Mr. Esquibel said the way Mr. Berke wrote it, it had some flexibility to address how the phasing should occur. Staff came up with this condition to reduce dust and that condition probably will be included in all plans unless Las Soleras and others figure out how to reduce overall dust with a more reasonable grading plan. Staff want it to be reasonable but not impact neighbors any further with development in this area.

Mr. Siebert said they are in agreement with all but one condition and that is condition #13 which reads, "Grading is to be phased as determined by the City Engineer and a phasing plan shall be submitted to the City Engineer." Staff has further defined that issue on page 2 of the staff report where it stated, "During deliberations at the July meeting, public testimony stated that that phased grading in subdivisions is the result of massive dust storms and health impacts on nearby residents. The Commission adopted condition of approval 13 to mitigate these negative impacts. The applicant addressed the condition by submitting two-phase grading plan. Staff believes that the use of tackifier (chemical compounds used to increase the cohesion of the ground surface), coupled with a two-phase grading operation, would not fully resolve the dust problem." So what Staff asserting is that there should be more phases. He intended to show the Commission why added phasing may not achieve the goals the staff anticipated for mitigation of dust.

He said Kevin Patton is here for Pulte and will walk the Commission through why it is difficult to break it into more phases and the consequences for that. John Brawley is the landscape architect; Fred Arfman is the Civil Engineer for Pulte and Mr. Wells from Nava Adé was present to speak also.

Mr. Siebert explained this is the last of the Pulte projects.

Mr. Berke clarified that at the preliminary subdivision plat approval, Staff made the condition of phased grading and it has been raised at several meetings but had no specifics. Staff feels this specific plan is fair and best and within the City Engineer's rights. So this is final condition of approval for phased grading to help the neighbors. That is how it came about. It is Staff's final condition for a phased grading plan.

Mr. Kevin Patton, 7601 Jefferson, Suite 3320, Albuquerque, was sworn. He thanked the Commission and said it has been a privilege and hopefully, have made the Commission proud. This is Pulte's last one. He handed out a site plan. [A copy is attached to these minutes as Exhibit 4.]

Mr. Patton said he reached out to Mr. Wells who has a lot that backs up to Las Soleras. This is a small piece of the Master Plan of 400 acres and there was lots of wind last year and they hope to have this in place before the windy season. This is the phase with 77 lots and the grading plan needs to consider topography and adjoining properties. The slope is part of developing the grading plan. They tried to balance the site and not take dirt off the site or import dirt in to make it work. The Engineer has balanced the site and it acts as a whole. This shows two phases and moves 16,000 yards of dirt from one side to the other. That would be 1,600 truckloads and would have an impact on roadways and impact the life of that road and needs additional water for it.

The best thing they can do is install a perimeter wall and curb and gutter so vehicles can't get on the dirt. If a car drives on it, tackifier must be reapplied. So it is best to have a wall to baffle the wind and the curb and gutter prevents disturbance of the dirt. They are not opposed to the condition but to the manner in which it is being required. Pulte wants to be a good neighbor.

Chair Kadlubek explained that it is tough for the Commissioners to decide which is better so we look to City Engineer to give us guidance. He asked if there has been conversation with the City on it.

Mr. Patton agreed and the City acknowledges our approach is good but their detail disagrees with how we could address the dust problem in all of Las Soleras. Staff requested that all the developers get together on it and they did follow up.

Chair Kadlubek asked why it is an issue here if the Applicant liked what they proposed.

Mr. Esquibel said this is a 23-acre lot with lots smaller than 1 acre. Grading on the subdivision works best with the same dirt on cuts and fills and it also reduces the dust. But the City believes the plan allows mass grading.

If it is going to work, we want to see that it works. In our mind, we can continue to impose conditions and, in the event we find the areas that cause a problem, that it can be adjusted.

Mr. Patton explained that if they carve it into thirds, they would have access here but would have to cross utilities and to disturb there to put in the utilities so we would have to disturb most of the area to put those in.

Chair Kadlubek thought that should have been dealt with before the meeting.

Mr. Esquibel said it was because Staff didn't agree with them and they have the right to bring it here and they believe the condition is too restrictive. So the Commission either agrees with their changes, or the Staff condition, or what the Commission believes works best.

Chair Kadlubek said it doesn't make sense and the Commission could postpone to let them figure it out.

Commissioner Hochberg understood they are fighting because it is not economical to do it the way the City recommended but he didn't understand what Pulte is suggesting they do.

Mr. Patton explained that they will build the perimeter wall, put in the curb and gutter after grading and limit the dust.

Commissioner Hochberg asked if that can be done expeditiously.

Mr. Patton said it would be best if they can do it now with a monsoon season. It will take 45 to 60 days and the wall built within 90 days.

Commissioner Gutierrez said it is phased north to south and if you draw it east to west, it isn't going up.

Mr. Patton said he could not balance it in thirds. On his site map, blue is fill and red is cut and darker shades mean more of either. Breaking it into smaller phases makes it impossible. About 20 acres can be done. He looked to Mr. Arfman to see how it could be balanced.

Commissioner Gutierrez was sure they could do it in two phases.

Commissioner Kapin said, "Very respectfully, we were in a scary position when you came last time for a situation that didn't work. I went out and saw it out there. We put in the flexibility for our engineering department to protect the neighborhood. I'm not an expert and don't know how to assess it. But we had a major problem on our hands to make sure it happens in smaller increments. Monsoon season is over. This is a tough situation. My inclination is to support the City's recommendation. We are not economic specialists."

Mr. Patton said, "It is not about economics. My oath is to do what is best for the whole development."

Commissioner Kapin asked if the City Engineer was here.

Mr. Esquibel said the Engineer was out on sick leave but she has agreed with this position.

Chair Kadlubek asked if Staff just amended #13 recently.

Mr. Esquibel agreed. The add on allows Staff to work with the applicant. The goal is the dust control without being a burden on the applicant further.

Chair Kadlubek said that leaves room for a compromise.

Mr. Berke said this also sets the bar because they will start grading soon and Staff was going to stop all mass grading. All of it will be phased. This is our last out and what we said we would do.

Commissioner Hogan said he had some background in this area and understood the Applicant's proposed phasing but he didn't understand the City's recommendation. He asked how three phases would work.

Mr. Esquibel said it is to minimize the dust. The applicant believes the walls would keep people from going on the property. That it is only a method to people from future walks, even though we don't know if people are disturbing it now. This will reduce the amount of construction (and the amount of dust) during that windy season. We also had a discussion because the inspector went there and found other areas didn't have tackifier and creating more of a problem than these smaller developments. We have to address something unique for this subdivision and work for this subdivision -

Commissioner Hogan didn't see why three phases instead of two would be better. He asked what three phases looked like. The Commission knows how cut and fill works. The Staff has spent time working with it.

Mr. Esquibel said Staff discussed it just as three phases and not four phases. Their plan is still mass grading. Three was the number he came up with instead of four phases.

Ms. Martínez said in addition to the proposed three phases is a requirement to build out half of it before moving on with the rest of it. That would reduce the dust as well.

Commissioner Hiatt asked if the amendment amends Staff condition or their alternative.

Mr. Esquibel said it was only amending his condition.

Chair Kadlubek asked if the amendment could just say, "Grading is to be phased as determined by the City Engineer." We are not going to figure this out tonight so it can be approved and the City Engineer can figure it out.

Commissioner Hochberg said it is not grading alone. The Staff has a more comprehensive view than the Commission does. He finds Pulte to be responsible and transparent. On the other hand but the condition of dust is a large part of construction in that area by Pulte and others. Something has to be done. Further conversation needs to happen and with that, we are holding to the City position.

Chair Kadlubek agreed and said the City Engineer signs off on the plan.

Mr. Esquibel commented that the dirt out there is like flour.

Chair Kadlubek thought it needs more work. We can postpone it or leave in the original condition and you can work it out.

Commissioner Hiatt said either that or they could argue in a way that convinces the Commission. If this man is the only person from Nava Adé then he was really concerned. He was concerned that the Commission is not hearing the whole story and he was a of a mind to kick it down the road or to have them work it out.

Mr. Siebert suggested that they would be willing to table it for two weeks for that discussion and get a local solution from all the local players. Commissioner Hiatt is right - we need to include those most

affected by this. Give us two weeks. We didn't bring in all Nava Adé residents and the City engineer was out on sick leave.

Mr. Esquibel said the amended condition allows Staff to work with the applicant and they won't find a perfect solution but it is up to the Commission to make the determination.

Commissioner Greene also urged Pulte to not get blamed for the others' dust.

Commissioner Hochberg commented that it looks like rulemaking. The Commission should approve it by adding a line for discussion with the City and the Applicant and just move on and not reschedule this.

Public Comment:

Mr. Dale Wells, 4152 Serenita Lane, was sworn. He said where they have the plan with the last two or three phases, it is already cleared and dust already blew around but they put the tackifier on it and he walked out there and it crunches and it does keep the dust down somewhat. Before, everything was covered with dust. They have built and the dust is reduced. He would like to see them get it all done before next March. Just let them get in there and finish it. They are good about putting that stuff down and water it. When you walk on it, it does disturb it. So just get the walls up and sidewalks and xeriscaping all done.

Chair Kadlubek thanked him.

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

Commission Action:

Chair Kadlubek said he would make a motion to just go back to the original condition. Commissioner Hochberg has a motion that is a little different.

Mr. Word said that under City procedures, the Chair typically doesn't make motions.

Commissioner Hochberg said that the Chair's motion he enunciated could be as if it can come from him.

Chair Kadlubek said the motion is to approve Case #2017-44 - Estancias de Las Soleras Unit 2-B Final Subdivision Plat, with the recommended conditions of approval in Section 5 and all technical corrections in Exhibit A, with the amendment of condition #13 to read, "grading is to be phased as determined by the City Engineer." And to remove, "A phasing plan shall be submitted to the City Engineer."

Commissioner Hogan seconded the motion which passed by majority roll call vote with Commissioners Hogan, Greene, Hiatt, Kapin, Propst, and Hochberg voting in favor and Commissioner Gutierrez voting against.

Chair Kadlubek left the meeting at 7:37 p.m. and Commissioner Kapin chaired the rest of the meeting.

4. **Case #2017-85. 4405 Airport Road Development Plan.** John Padilla, AIA, agent for Carlos Andre, requests development plan approval to construct a 18,000 square-foot commercial structure (El Paisano Supermarket) on 1.67+/- acres. The property is zoned C-2-PUD (General Commercial, Planned Unit Development Overlay District) and located within the Airport Road Overlay District and Suburban Archaeological Review District. (Dan Esquibel Case Manager)

This case was postponed under Approval of Agenda.

5. **Case #2017-86. The Montecito Santa Fe Memory Care Community Development Plan.** Studio Southwest Architects, Inc., agent for Rodeo Holdings Sabra LLC, requests approval of a development plan for a 40-bed memory care facility on approximately 2.456 acres. The property is located at 450 Rodeo Road and is zoned C-1 (General Commercial). The property is also located within the South-Central Highway Corridor Protection District. (Margaret Ambrosino, Case Manager)

Ms. Ambrosino presented the Staff report for this case. She pointed out a discrepancy on the case caption and noted for the record that Southwest Architects, Inc., agent for Sabra LLC is the correct caption.

Commissioner Hiatt requested a correction on page 2 where the correct name is Church of Jesus Christ of Latter Day Saints.

Ms. Ambrosino said the applicant noticed an error in the packet - a printing problem with Exhibit 2 - the PDF questions came up but not the responses. Ms. Ambrosino handed out Exhibit 2 with legible printing. [A copy of the handout is attached to these minutes as Exhibit 5.]

The subject property at 450 Rodeo Road is a 3700 square-foot memory care unit, zoned C-1 and 4.56 acres and in South Central Highway Corridor overlay. The vast majority of it is in the overlay corridor and the point of access is Arcos Colorado. One motion is required and she recommended approval, subject to conditions of approval and technical corrections as recommended by Staff. The Commission's review focuses on compatibility of surrounding uses as described. The next step, if approved, is recordation of the development plan and there would be no other public review. This is an old veterinary clinic that is vacant. The gate on the property is visible in the picture in the exhibit. The gate to the east has always remained closed and access of parking is around the perimeter. The corridor district has a table that reviews height, set back, etc., existing landscaping, screening and open space.

The current proposal meets parking standards and the Applicant designed the site with existing vegetation and tries to preserve all of it. Two of the three criteria for approval have been met and the

project won't affect the public interest. There are two conditions in Exhibit A. For wastewater, the extension of the sewer line to the eastern edge and an agreement to construct and dedicate it. Secondly, a water plan approval before the development plat is recorded.

The ENN for this project was about 90 minutes long with 11 residents from Montecito whose concerns were traffic on Arcos Colorado, which is the only entrance and shared with those neighbors. They had questions on parking and about preserving existing landscape - that was it. Staff recommended approval, subject to those two conditions and she stood for questions.

Applicant Presentation.

Mr. Jeff Seres, P.O. Box 9308, (previously sworn) said he was here with Jennifer Penner from our Albuquerque office and Edward Ortiz, representing Montecito. This proposal will augment and provide housing for very select needs - memory care.

Ms. Jennifer Penner, 2101 Mountain Road NW, Albuquerque, was sworn and stated that most of her presentation was as Ms. Ambrosino described thoroughly, so she did not have much to add. She described the location and showed the site plan on the first page. It is a 40-bed facility on 2.5 acres.

During the ENN, they heard neighbor concerns on parking that was placed in the entry at Arcos Colorado and congestion there and, as a result, they moved that parking to the north. She corrected the record in Exhibit C, in the ENN meeting notes, second from bottom where Mr. Seres noted a perimeter fence around the property will be erected. The was not accurate. There is already a perimeter fence. Along the south, the barbed-wire fence is not on their property but is NMDOT property in the I-25 right-of-way and that fence will remain in place. To the west, the barbed wire fence will be removed. A chain-link fence is on the church's property and a retaining wall is on the east line to the south. ON the north - the horse rail fence is in the right-of-way and they propose to take that down. It is in photos in Appendix D.

Public Hearing

Ms. Margaret Detweiler, 500 West Road, Apartment 1120, was sworn. She said she has lived at what was Rainbow Vision for over ten years and was delighted with this project and mention a couple of things on behalf of other residents who couldn't be here. Their property and Rainbow Vision were purchased separately and now have joint ownership. Several people wanted to know if they would conflate the two in a way that Montecito homeowners would have financial responsibility for the exterior at memory care and if residents there would have preference for a room at Memory Care.

The final point was to follow up about traffic. Traffic is going at least 55 mph in there and the hill there makes it difficult for pedestrians to cross the road and there are lots of extracurricular activities at Montecito. For those of us who live outside of the 300' range, we would all like to receive notification about what is going on there.

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

Commissioner Hiatt said the first two points she made are out of the Commission's purview. They are legal issues that don't affect us. The traffic issue does affect us.

Mr. Seres responded to the traffic issue. They were told by John Romero how Rainbow Vision was considered and how Rodeo Road was configured with a decel lane into it and striping on Rodeo Road for turning. There was also a speed study and the traffic engineer is here. There was no recommendation to reduce the speed.

Regarding the issue of use, this 40-bed facility will have very few residents driving. So probably, any traffic would be through a van or bus and they would not drive their own vehicle so it will have very little impact. Other improvements would be from the Traffic Division, which recommended no additional traffic impact assessment. This use will not significantly impact current traffic. There are no statistics that indicate a need for lights or cross walk there.

Commissioner Greene was concerned that the plan doesn't show an easement for traffic. He asked if the Applicant has gone to the Montecito condo owners. Maybe there needs to be a left turn lane. He had some concern with the bus and along the sidewalk.

Mr. Seres said the access easement is in place for both properties and they proposed along the north side a new sidewalk along Rodeo Road and the east side of the shared access will have property curb cuts for ADA and extends to the east end of the property for circulation along Rodeo Road.

There is a decel lane for a right turn and then striped for left turn that were designed for development on this property. He was just reporting what John Romero told them at the meeting.

Mr. Berke said there is a site plan that shows the shared driveway easement and C-102 shows 50' easement recorded on 10/2004. That is in the packet and referenced for access.

Commissioner Greene asked for follow up on curb and gutter. He asked if the design of Rodeo Road is adequate in front of this property. Accessibility from the bus stop to their property.

Mr. Seres asked what the question is.

Commissioner Greene said there is no sidewalk, curb, gutter so it is a substandard road at high speed which means that is needed. There needs to be some discussion and resolution.

Vice Chair Kapin said there is curb and gutter.

Mr. Seres said they are putting a sidewalk in but not curb and gutter.

Vice Chair Kapin asked if he was satisfied with that.

Commissioner Greene said he had one more question when talking about the ENN. It talks about an increase on GRT from collecting rents from the residents and that seems to be inaccurate.

Commissioner Hogan asked if there are curb and gutter on other sections of Rodeo Road.

Mr. Seres said no.

Action of the Commission

Commissioner Hochberg moved to approve Case #2017-86, The Montecito Santa Fe Memory Care Community Development Plan, subject to conditions recommended by Staff and technical corrections. Commissioner Hiatt seconded the motion and it passed by unanimous roll call vote with all Commissioners voting in the affirmative and none voting against.

H. STAFF COMMUNICATIONS

Mr. Berke announced the second meeting this month would have one postponed case and a study session for Long Range Planning. He introduced Mr. Lee Logston, new planner and neighborhood planner.

Vice Chair Kapin noted the West River Corridor Plan is coming up. She asked if the Commission is acting on it.

Mr. Berke said a resolution for changes in the overlay is being proposed by Councilor Villarreal and they will be looking for the Commission's recommendation to the Governing Body.

Mr. Berke said there is also an amendment to the Airport overlay.

Ms. Martínez said both of them are moving immediately with a calendar for both.

I. MATTERS FROM THE COMMISSION

Commissioner Greene said it would be good to calendar the special study session for LRP. The LRP Subcommittee has a walkability study that allows us to measure how walkable a project is. Is there a fire hydrant or telephone pole in the middle of the sidewalk? It will also be brought to the MPO but would be great for the Commission to give input.

Commissioner Hochberg commented that the LRP Subcommittee is meeting regularly and Staff is helping a lot.

Commissioner Gutierrez reported the Summary Committee met today and approved the lot split. It was a zoning issue and the Committee was informed that they couldn't deal with that.

Commissioner Hogan was interested in an update on the dust control issue. He knew the motion didn't include feedback.

Commissioner Gutierrez was also interested too how it gets worked out. If you have a measurement - to tell us how. He saw construction going on all over. Keep up the good work.

Ms. Martínez said Staff is busy. We had 11 vacancies in the Department and filled 4 and have 3 more job offers. She hoped to finish them by month end.

Commissioner Greene asked for a report On each district with building permits and updates so the Commission can see growth than doesn't necessarily pass through the Commission. That would be helpful to have a running tally.

Commissioner Hogan appreciated being invited to the multi-family conference. That was helpful, particularly things like parking standards.

Mr. Berke said they will have lots of controversial projects in the next six months. We are very deficient in housing in Santa Fe and that is driving the multi-family applications. He just went to an ENN with 75 people for 60 units. We are now caught up on the permits.

J. ADJOURNMENT

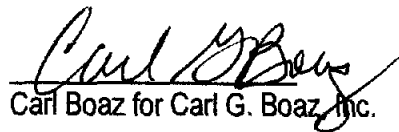
The meeting was adjourned at approximately 8:30 p. m.

Approved by:



Vince Kadlubek, Chair

Submitted by:


Carl Boaz for Carl G. Boaz, Inc.

Planning Commission
October 5, 2017

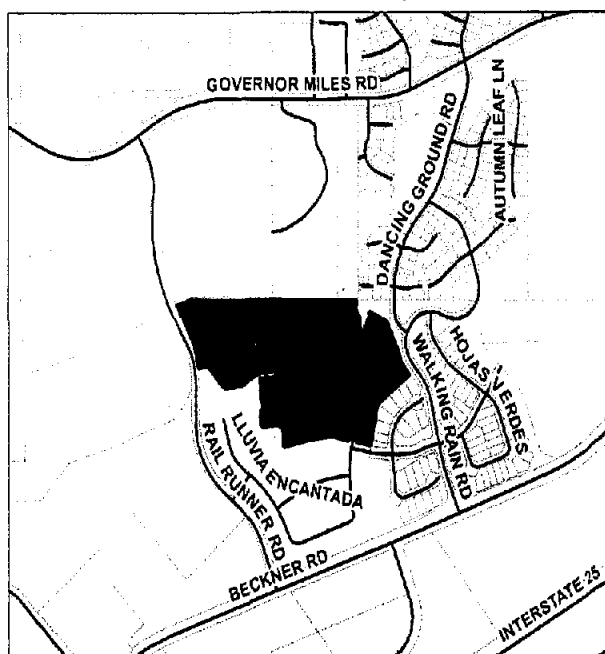
EXHIBIT 1



Land Use Department Planning Commission Staff Report

Case No: 2017-44
Hearing Date: October 5, 2017
(POSTPONED SEPTEMBER 7, 2017)
Applicant: James W. Siebert & Assoc., Inc.,
Agent for Pulte Group of New Mexico
Request: Final Subdivision Plat
Location: Tract 14-A1
Case Mgr.: Dan Esquibel
Zoning: R-6 (Residential-Six Dwelling
Units Per Acre)
Overlay: None
Pre-app. Mtg.: November 10, 2016
ENN Mtg.: May3, 2016
Proposal:
Final Subdivision of Tract 14-A1 in Las Soleras
Subdivision to create seventy-seven (77) lots on
26.58 acres and

Site Location Map



Case #2017-24, Estancias de Las Soleras Unit 2-B Final Subdivision Plat. James W. Siebert & Associates, agent for the Pulte Group of New Mexico, requests approval of a Final Subdivision Plat for 77 residential lots on 26.584 acres on Tract 14-A1 in the Los Soleras Master Plan. The property is zoned R-6 (Residential – Six dwelling units per acre). (Dan Esquibel, Case Manager)

I. RECOMMENDATION

The Commission should **APPROVE** the final subdivision plat subject to the recommended conditions of approval in Section V (Table 1 "*Final Plat Conditions*") and all technical corrections in Exhibit A.

One motion will be required in this case:

- Approve final subdivision plat.

II. EXECUTIVE SUMMARY

On July 6, 2017 the Planning Commission conditionally approved the Estancias de Las Soleras Unit 2-B preliminary subdivision plat, including a variance to Subsection 14-8.2(D)(2)(b) "*Grading*" to disturb natural slopes of 30% or greater.

A copy of the findings of fact and conclusions of law and meeting minutes are included in Exhibit C. The Applicant is now requesting final subdivision plat.

The applicant has complied with all Conditions of Approval required of preliminary plat approval, except for one, condition 13, identified on Page 5, in Section II, Table 3: "*Preliminary Plat Adopted Conditions*". During the deliberation at the July meeting, public testimony stated that dust from subdivision grading and other development resulted in massive dust storms and health impacts to the nearby residents. The Commission adopted Condition of Approval 13; to establish a phased grading plan approved by city staff and the City Engineer, in-order to mitigate these negative impacts. The applicant has addressed this condition by submitting a two-phased grading plan for Unit 2-B. Staff believes that the use of "tackifier" (chemical compounds used to increase the cohesion of the ground surface), coupled with a two-phase grading operation, would not fully resolve the dust problem.

The phasing plan required by staff to comply with preliminary plat condition 13 (*Grading is to be phased as determined by the City Engineer. A Phasing Plan shall be submitted to the City Engineer*) requires the applicant to submit a phasing plan in three phases as follows:

- *Three-phased development project subject to a 50% build-out requirement per phase, with the use of Tackifier.*

The reasoning behind this approach is to limit ground disturbance as a whole to better limit the amount of dust spreading onto the nearby residences. This divides the 77 lots into approximately 25 houses per phase. 12 homes and related infrastructure will be the trigger to allow grading of the next phase. Consideration will also be given to required infrastructure to complete each phase.

III. EXISTING CONDITIONS

Previously-approved development on adjoining tracts and prior phases of the Las Soleras Master Plan area included installation of utilities such as roadways, water and wastewater lines.

The proposed subdivision is directly accessible from Las Brisas Road, which is an 84-foot wide public right-of-way. Las Brisas Road connects to Walking Rain Road, a 56-foot wide public right-of-way, which then connects to both Nava Ade Subdivision and also Beckner Road. The proposed subdivision will add connector roadways to serve the proposed lots.

As required by the Las Soleras Master Plan, a 20-foot wide public trail will be constructed and dedicated to the City of Santa Fe. These trail connections will allow for access to adjoining subdivisions and to the city trail systems that run throughout Las Soleras Subdivision.

IV. FINAL SUBDIVISION PLAT

Section 14-3.7 governs the authority, procedures and restrictions for the division of land.

Section 14-3.7(B)(3)(d) states that "The planning commission shall review the final *plat* and other materials submitted for conformity to this article, consider the *land use director* report and

recommendations and require any changes deemed advisable and the kind and extent of improvements to be made by the subdivider. The planning commission shall approve or deny the *application*.” The following documents the status of the approval criteria:

Table 2 Final Subdivision Plat Review

Criterion 1: In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and <i>structures</i>, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.	Criterion Met: (Yes/No/conditional/N/A) YES
An archeological report was prepared and submitted to the City for this site. No archeological or historical significance has been found on site. The applicant has prepared a survey of natural significant vegetation on this Tract, and is proposing to replace all significant vegetation within the open space provided in the proposed subdivision. The applicant is dedicating a proposed practice field site to Monte Del Sol Charter School as an asset that will be preserved.	
Criterion 2: The planning commission shall give due regard to the opinions of public agencies and shall not approve the <i>plat</i> if it determines that in the best interest of the public health, safety or welfare the land is not suitable for <i>platting</i> and <i>development</i> purposes of the kind proposed. Land subject to <i>flooding</i> and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be <i>platted</i> for <i>residential</i> occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate <i>erosion</i> or <i>flood</i> hazard. Such land shall be set aside within the <i>plat</i> for uses that will not be endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).	Criterion Met: (Yes/No/conditional/N/A) YES
The City Council rezoned this Tract for residential development in 2015 and as such the applicant demonstrated that Tract 14-A1 is suitable for platting and development purposes. The Tract is zoned at a residential density of 6 dwelling units per acre and the proposed subdivision is at a density of 2 dwelling units per acre. The proposal does not increase a danger to health, safety or welfare beyond what was approved by the City Council.	
Criterion 3: All <i>plats</i> shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).	Criterion Met: (Yes/No/conditional/N/A) YES
Tract 14-A1 is in compliance with the requirements of Article 14-9 and includes the construction of all required infrastructure. This includes extension, development and construction of trails, roadways, waterlines, wastewater lines, and other utilities as required by Article 14-9 of the Land Development Code.	
Criterion 4: A <i>plat</i> shall not be approved that creates nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the <i>plat</i>.	Criterion Met: (Yes/No/conditional/N/A) YES

At the July 6, 2017 Planning Commission meeting the Commission approved a variance request to Article 14-8.2(D)(2)(b) allowing disturbance of natural 30% or greater slopes. Approval of this plat does not create any non-conformities nor does it increase the degree of an existing non-conformity.

Criterion 5: A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat.

Criterion Met:
(Yes/No/conditional/N/A)
YES

The proposed subdivision does not create or increase any non-conformities. All previously approved variances to height and setback requirements for residential structures were approved by the City Council.

V. NEW FINAL CONDITIONS OF APPROVAL

Table 3 Final Plat Conditions (Adopted Preliminary Plat Conditions can be found in Exhibit C)

#	Condition of approval	Dept. or Division	To be completed by:
1	The Developer shall include street lighting along Rail Runner Road	Traffic Engineering	Prior to Issuance of any Certificates of Occupancy

VI. EXPIRATION

The final subdivision plat will expire three (3) years from the date of final action (approval of findings of fact and conclusions of law) by the Planning Commission. Should the Commission approve the proposed seventy-seven lot subdivision and adopt findings as scheduled, the expiration of the final plat will be November 2, 2020.

VII. EXHIBITS:

EXHIBIT A: Technical Corrections

EXHIBIT B: Development Review Team Memoranda

1. Traffic Engineering, Sandy Kassens
2. Water Division, Dee Beingessner
3. Wastewater Division, Stan Holland
4. Fire Department, Rey Gonzales
5. Landscaping, Somie Ahmed
6. Terrain Management, RB Zaxus

EXHIBIT C: Preliminary Subdivision Plat Materials

1. Preliminary Subdivision Plat Approval Criteria
2. Preliminary Subdivision Plat Conditions of Approval
3. July 6th, 2017 the Planning Commission Minutes and Findings

EXHIBIT D: Maps and Photos

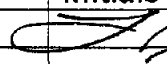
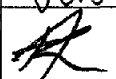
1. Future Land Use Map
2. Current Zoning Map
3. Aerial Photo
4. Street View

EXHIBIT F: Applicant Submittals*

1. Application Submittals
2. Final Subdivision Plat

* Maps and other exhibits are reproduced and archived separately from this staff report. File copies are available for review at the Land Use Department office at 200 Lincoln Avenue, West Wing.

APPROVED BY:

Title	Name	Initials
Land Use Department, Director	Lisa Martinez	
Land Use Current Planning Division, Division Director	Greg Smith	
Land Use Current Planning Division, Planner Manager	Noah Berke	NLB
Land Use Current Planning Division, Land Use Planner Senior	Dan Esquibel	

Planning Commission
October 5, 2017

EXHIBIT 2



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

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

October 5, 2017

Re: 4480 Cerrillos Road Self-Storage application

Mr. Chairman and members of the Planning Commission

The following is a comparative assessment of intensity of use between prior use (Honda-Subaru Dealership) and the proposed use.

Honda Car Dealership

Size of Prior Dealership Building
27,000 sq.ft
Use of Building
Car repair and sales

Number of employees
26

Traffic Generation

AM Peak Hour: 56 trips
PM Peak Hour: 71 trips

4880 Cerrillos Road Self Storage

Size of all self-storage building area
99,231 sq.ft.
Use of building
Interior climate controlled
and exterior access storage
units

Number of employees
4

Traffic Generation

AM Peak Hour: 17 trips
PM Peak Hour: 6 trips

Water Use 2.008 acre feet/year	Water Use .13 acre feet (per City allocation)
Waste Water Sewer generally equivalent to water use	Waste Water Sewer generally equivalent to water use
Impervious surface 100% of lot is hard surfaced except for storm water pond landscape	Impervious surface 100% of the lot will be hard surfaced except for storm water pond and landscape
Open Space 86,428 sq. ft.	Open Space Same as previous use
Impact on neighbors Significant traffic and week-end use Semi delivery of cars and car parts vehicles	Impact on neighbors Limited traffic and limited number of vehicles during weekdays and weekends
Parking 60 spaces	Parking 41
Solar No on-site solar panels	Solar Solar panels sufficient to offset electric demand
Noise Exterior loud speakers, considerable noise	Noise Operation does not create loud speaker noise outside buildings

The Planned Unit Development Overlay District (PUD) section 14-5.7 (E) (2) states:

"The density of population and intensity of land use allowed by the underlying zoning district shall be the overall density and intensity in the PUD. As long as the overall PUD density and intensity remain unchanged, the density and intensity of different local sites within the PUD may vary;"

In the case of the self-storage units the intensity of use is less than the prior use as demonstrated through water use, parking, traffic generation, number of employees, noise and impact on surrounding land uses. The members of the Auto Park Association have stated that they have no problem with the self-storage use on the subject lot.

Planning Commission
October 5, 2017

EXHIBIT 3

CATEGORY Specific Use	RR	R-1 - R-6	R-7 - R-9	R-7 -I	RC-5, RC-8	R-10 - R- 29	MHP	RAC	AC**	C-1	C-2	C-4	HZ	BCD	I -1	I -2	BIP	SC-1	SC-2	SC-3	MU ***	Use- Specific Regs 14-6.2
Storage																						
Individual storage areas within a completely enclosed building											S			P	P	P	P	P	P	P		(D)(2)
Mini-storage units											S			P	P	P		P	P	P		(D)(3)

Individual Storage Areas Within a Completely Enclosed Building:
BOA Approved SUP 3/7/17 (Omega Self-Storage)

Storage units that are not directly accessible from outside a *building* are subject to the following limitations:

- (a) the plan for operation of the storage area is compatible with other permitted uses existing in the vicinity;
- (b) the storage area shall not unreasonably interfere with permitted uses because of glare, traffic congestion or any similar nuisance;
- (c) an individual storage unit shall not exceed two hundred square feet;
- (d) outdoor storage is prohibited on the site if located within a C-2 district or the BCD;

Mini Storage Units:

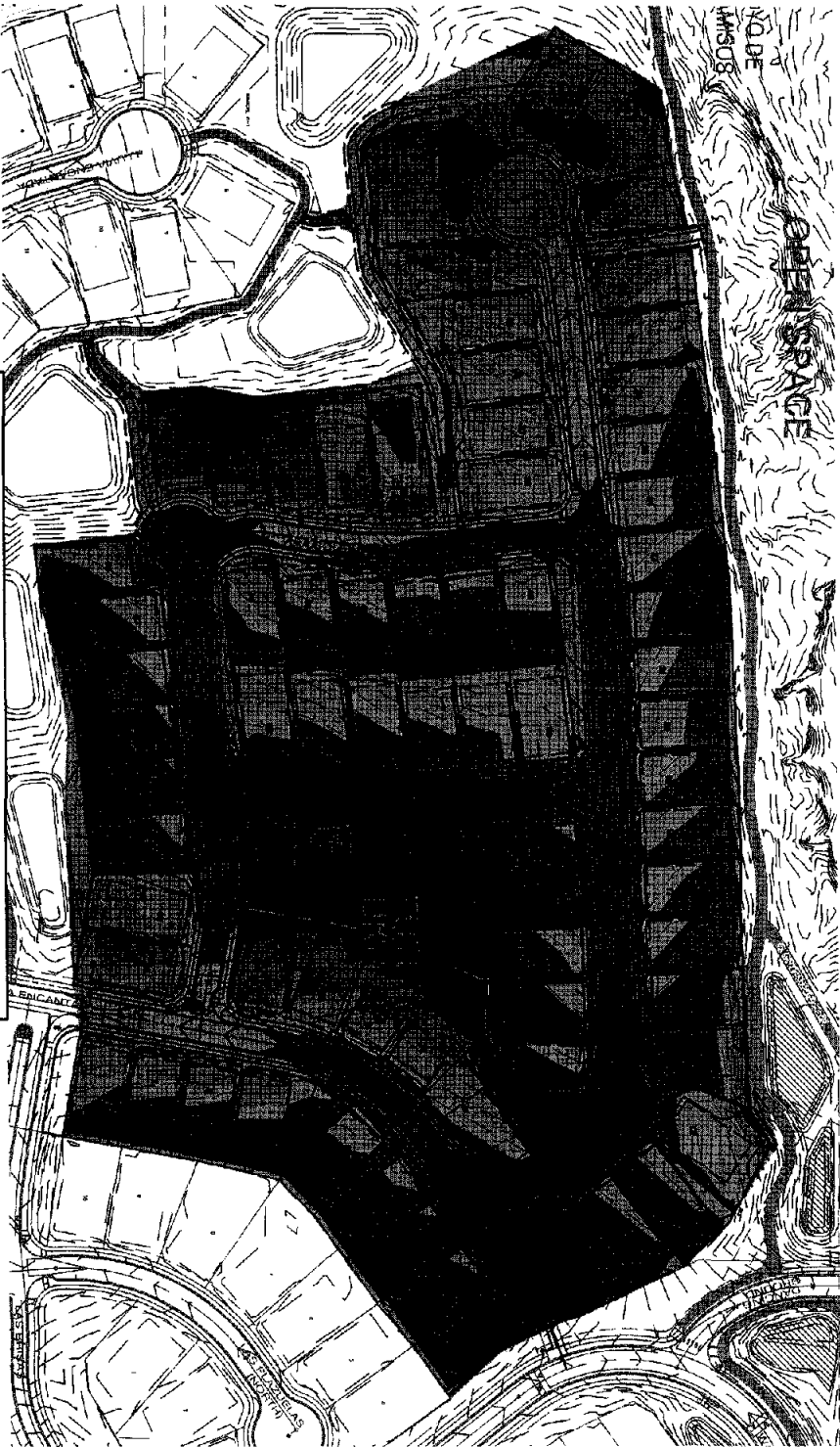
Permitted as a SUP but required Development Plan Approval since square footage exceeds 30,000 square feet in size (Cerrillos Road Storage Facility).

Storage units that are directly accessible from outside a *building* are subject to the following limitation:

- (a) a *wall* or fencing plan shall be submitted for staff review and approval prior to issuance of a construction *permit*. *Walls* or fences shall provide a visual buffer or *screen* and be constructed of opaque materials;
- (b) a *landscape* plan meeting all the requirements of Section 14-8.4 shall be submitted to the *land use director* for approval prior to issuance of a construction *permit*;
- (c) the architecture shall be compatible with the zoning district as approved by the *land use director*. One *dwelling unit*, excluding *manufactured homes*, is allowed as part of the storage unit *development* and it must be architecturally compatible with the storage units. No portion of the storage units or the *dwelling unit* shall exceed one story in height;
- (d) lighting shall be of a nature that is not intrusive to surrounding *residential* uses;
- (e) *mini-storage units* approved after July 25, 2007 shall comply with the following:
 - (i) a *building* shall not be located fewer than one hundred (100) feet from a *residentially zoned property* unless the required *landscaping* buffer adjacent to the *residentially zoned property* is twice the otherwise required width; and
 - (ii) an eight (8) foot masonry *wall*, either stuccoed on the outside or made of decorative block, is required along any *property* line abutting a *residentially zoned property*;

Planning Commission
October 5, 2017

EXHIBIT 4



Elevations Table

Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-7.59	-5.00	14251.57	■
2	-5.00	-3.00	132257.66	■
3	-3.00	-1.00	322638.63	■
4	-1.00	0.00	150849.52	■
5	0.00	2.00	163035.54	■
6	2.00	4.00	107730.36	■
7	4.00	6.00	29360.36	■
8	6.00	8.45	2427.91	■

Planning Commission
October 5, 2017

EXHIBIT 5



ENN GUIDELINES

Applicant Information

Project Name: The Montecito Santa Fe Memory Care Facility

Name: Seres Jeffrey J
Last First M.I.

Address: 2101 Mountain Rd NW
Street Address Suite/Unit #
Albuquerque NM 87104
City State ZIP Code

Phone: (505) 982-7191 E-mail Address: jseres@studioswarch.com

Please address each of the criteria below. Each criterion is based on the Early Neighborhood Notification (ENN) guidelines for meetings, and can be found in Section 14-3.1(F)(5) SFCC 2001, as amended, of the Santa Fe City Code. A short narrative should address each criterion (if applicable) in order to facilitate discussion of the project at the ENN meeting. These guidelines should be submitted with the application for an ENN meeting to enable staff enough time to distribute to the interested parties. For additional detail about the criteria, consult the Land Development Code.

(a) EFFECT ON CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS For example: number of stories, average setbacks, mass and scale, landscaping, lighting, access to public places, open spaces and trails.

The proposed memory care facility will include 40 beds, common kitchen/dining facilities, common exercise and activity spaces, and administrative areas. New structures will be one-story in height with masses of varying heights and setbacks. The maximum height will be 22 feet. There will be open space buffers located on all sides of the property. The property is adjacent to the I-25 corridor on the south side. Fully landscaped areas and gardens will be incorporated into the design adjacent to the new building and parking areas. All external lighting on the project will be shielded.

(b) EFFECT ON PROTECTION OF THE PHYSICAL ENVIRONMENT For example: trees, open space, rivers, arroyos, floodplains, rock outcroppings, escarpments, trash generation, fire risk, hazardous materials, easements, etc.

This site currently has one structure on it that will be demolished. The vegetation that exists on the site is for the most part piñon and juniper trees and grassland. There are no rock outcroppings and the property is not located within a designated escarpment zone. There is an easement for vehicular access into the property on the adjacent property to the west on a small section of the west property line. Hazardous materials will not be stored on site. Deliveries will be to an east loading dock, set back 48' from drive aisle. All trash will be contained within a screened dumpster unit.

(c) IMPACTS ON ANY PREHISTORIC, HISTORIC, ARCHAEOLOGICAL OR CULTURAL SITES OR STRUCTURES, INCLUDING ACEQUIAS AND THE HISTORIC DOWNTOWN For example: the project's compatibility with historic or cultural sites located on the property where the project is proposed.

No archaeological sites are shown on the survey plat for the property. The lot is not located within an historic downtown nor are there any acequias, active or abandoned, located on the property.

(d) RELATIONSHIP TO EXISTING DENSITY AND LAND USE WITHIN THE SURROUNDING AREA AND WITH LAND USES AND DENSITIES PROPOSED BY THE CITY GENERAL PLAN *For example: how are existing City Code requirements for annexation and rezoning, the Historic Districts, and the General Plan and other policies being met.*

This parcel of land is one of many C-1 parcels along the south side of Rodeo Road along the I-25 corridor. It previously was a commercial building. The I-25 corridor forms the southern boundary. C-1 zoning with a church is located on the east side of the property. The use to the west is a C-1 PUD existing high density housing project called The Montecito. Along the north is Rodeo Road. Across Rodeo Road are existing R-5 PUD residential subdivisions.

(e) EFFECTS ON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR THE DISABLED, CHILDREN, LOW-INCOME AND ELDERLY TO SERVICES *For example: increased access to public transportation, alternate transportation modes, traffic mitigation, cumulative traffic impacts, pedestrian access to destinations and new or improved pedestrian trails.*

Memory care facilities are limited traffic generators. There will be a common entrance to the existing Montecito facility and the proposed memory care facility. An existing right turn and left turn lane was built for the Montecito facility. All provisions for ADA access is accommodated on the site in parking areas and throughout the proposed facility. Access to public services for the elderly will be provided by the facility.

(f) IMPACT ON THE ECONOMIC BASE OF SANTA FE *For example: availability of jobs to Santa Fe residents; market impacts on local businesses; and how the project supports economic development efforts to improve living standards of neighborhoods and their businesses.*

The City of Santa Fe receives the benefit of the gross receipts tax from the construction of the facility and the revenue received from the collection of rents from the residents. Santa Fe residents are benefited by the ability to have a facility required for memory care. Small businesses are benefited by the ability to provide any needed outside services for the facility operation.

(g) EFFECT ON THE AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS *For example: creation, retention, or improvement of affordable housing; how the project contributes to serving different ages, incomes, and family sizes; the creation or retention of affordable business space.*

This is a proposed memory care facility that will provide housing and services for Santa Fe residents with the need for memory care.

(h) EFFECT UPON PUBLIC SERVICES SUCH AS FIRE, POLICE PROTECTION, SCHOOL SERVICES AND OTHER PUBLIC SERVICES OR INFRASTRUCTURE ELEMENTS SUCH AS WATER, POWER, SEWER, COMMUNICATIONS, BUS SYSTEMS, COMMUTER OR OTHER SERVICES OR FACILITIES *For example: whether or how the project maximizes the efficient use or improvement of existing infrastructure; and whether the project will contribute to the improvement of existing public infrastructure and services.*

The property is currently served by public water and sewer. The applicant is proposing to construct a private/public sewer lateral to the existing manhole in Rodeo Road at the northwest corner of the site. Water lines will be extended to provide fire protection (fire hydrants and a fully sprinklered facility). All other utilities are sufficient to supply the subject lot. There is an existing bus line (Route 6) along Rodeo Road with a bus stop at The Montecito entrance. All portions of the facility will be accessible to fire, police, and other emergency vehicles.

(i) IMPACTS UPON WATER SUPPLY, AVAILABILITY AND CONSERVATION METHODS *For example: conservation and mitigation measures; efficient use of distribution lines and resources; effect of construction or use of the project on water quality and supplies.*

Passive water harvesting will be from proposed parking areas into the new landscape. Low flow plumbing fixtures and LED lighting will be incorporated throughout the facility.

(j) EFFECT ON THE OPPORTUNITIES FOR COMMUNITY INTEGRATION AND SOCIAL BALANCE THROUGH MIXED LAND USE, PEDESTRIAN ORIENTED DESIGN, AND LINKAGES AMONG NEIGHBORHOODS AND RECREATIONAL ACTIVITY AND EMPLOYMENT CENTERS *For example: how the project improves opportunities for community integration and balance through mixed land uses, neighborhood centers and/or pedestrian-oriented design.*

The linkage to the adjoining Montecito facility will add a memory care facility to their offered services. The need for security preempts the need for linkages to adjoining residential neighborhoods. The renters of the memory care units need a level of assurance that their units will not get broken into and such items as family heirlooms removed.

(k) EFFECT ON SANTA FE'S URBAN FORM *For example: how are policies of the existing City General Plan being met? Does the project promote a compact urban form through appropriate infill development? Discuss the project's effect on intra-city travel and between employment and residential centers.*

This is the redevelopment of a site that has been vacated with a new use augmenting the Residential PUD to the west (Montecito). This is best called appropriate compact infill development on an existing site. The facility will provide opportunities for employment within healthcare and related fields. This site has the benefit of being adjacent to an existing residential project serving elderly and retired Santa Fe residents.

(l) ADDITIONAL COMMENTS (optional)