



Agenda

DATE 1/12/18 TIME 2:20
PREPARED BY Geraldine Grubbs
CHECKED BY SSSSSS

PLANNING COMMISSION
Thursday, February 1, 2018 - 6:00pm
City Council Chambers
City Hall 1st Floor - 200 Lincoln Avenue

- A. ROLL CALL**
- B. PLEDGE OF ALLEGIANCE**
- C. APPROVAL OF AGENDA**
- D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS**

MINUTES: January 4, 2018

FINDINGS/CONCLUSIONS:

Case #2017-114. Rufina Subdivision.

Case #2017-113. Cerro del Norte Preliminary Subdivision Plat.

Case #2017-120. 553 Del Norte Lane Variance to Escarpment Overlay District

Case #2017-124. 213 South El Rancho Road Subdivision.

Case #2017-125. Paseo De Rio Subdivision.

Case #2017-104. Las Soleras Regional Park Preliminary Subdivision Plat.

Case #2017-105. Las Soleras Tract 9A-1A Preliminary Subdivision Plat and Lot Line Adjustment.

- E. OLD BUSINESS**
- F. NEW BUSINESS**

- 1. Case #2017-133. General Plan Amendment for Northerly Portion of Housing Authority Hopewell-Mann Lease Tract.** Jennifer Jenkins of JenkinsGavin, Inc., agent for the Santa Fe Civic Housing Authority, Lessee, requests approval of a General Plan Amendment to amend the existing General Plan Future Land Use Map designation for approximately 0.34 acres from Medium Density Residential to Office. The property is located north of 1773-1787 Hopewell Street. (Margaret Ambrosino, AICP, Case Manager).
- 2. Case #2017-134. Rezoning for Northerly Portion of Housing Authority Hopewell-Mann Lease Tract.** Jennifer Jenkins of JenkinsGavin, Inc., agent for the Santa Fe Civic Housing Authority, Lessee, requests approval of rezoning of approximately 0.34 acres from R-5 (Residential- five dwelling units per acre) to C-1 (General Commercial Commercial). The property is located north of 1773-1787 Hopewell Street. (Margaret Ambrosino, AICP, Case Manager).

3. **Case #2017-140. General Plan Amendment for Housing Authority Hopewell-Mann Lease Tract.** Jennifer Jenkins of JenkinsGavin, Inc., agent for the Santa Fe Civic Housing Authority, Lessee, requests approval of a General Plan Amendment to amend the existing General Plan Future Land Use Map designation for approximately 5.49 acres from High Density Residential to Office. The property is located north and south of Hopewell and Mann Streets, west of Espinicitas Street. (Margaret Ambrosino, AICP, Case Manager)
4. **Case #2017-139. Rezoning for Housing Authority Hopewell-Mann Lease Tract.** Jennifer Jenkins of JenkinsGavin, Inc., agent for the Santa Fe Civic Housing Authority, Lessee, requests approval of rezoning of approximately 5.49 acres from R-21 (Residential- 21 dwelling units per acre) to C-1 (Office and Related Commercial). The property is located north and south of Hopewell and Mann Streets, west of Espinicitas Street. (Margaret Ambrosino, AICP, Case Manager).
5. **Case #2017-135. Gerhart Apartments Final Development Plan.** Scott Hoeft of Santa Fe Planning Group, agent for Storm River LLC, requests final development plan approval for a 240 unit multi-family residential development on 11.83± acres. The property is located at 2800 South Meadows Road is zoned R-21 (Residential-twenty one dwelling units per acre). (Donna Wynant, AICP, Case Manager)

G. STAFF COMMUNICATIONS

H. MATTERS FROM THE COMMISSION

I. 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

February 1, 2018

ITEM	ACTION TAKEN	PAGE(S)
A. Roll Call	Quorum Present	1
B. Pledge of Allegiance	Recited	1
C. Approval of Agenda	Approved as amended	2
D. Approval of Minutes & Findings and Conclusions		
Minutes: January 4, 2018	Approved as presented	2
Findings of Fact & Conclusions of Law	Approved as presented	2-3
E. Old Business	None	3
F. New Business		
1. <u>Case #2017-135. Gerhart Apartments</u> Final Development Plan.	Approved	4-10
2. <u>Case #2017-133. General Plan Amendment</u> for Northerly Portion of Housing Authority Hopewell-Mann Lease Tract	Approved	11-21
3. <u>Case #2017-134. Rezoning for Northerly</u> Portion of Housing Authority Hopewell-Mann Lease Tract	Approved	11-21
4. <u>Case #2017-140. General Plan Amendment</u> for Housing Authority Hopewell-Mann Lease Tract	Approved	11-21
5. <u>Case #2017-139. Rezoning for Housing</u> Authority Hopewell-Mann Lease Tract	Approved	11-21
G. Staff Communications	Discussion	21
H. Matters from the Commission	Discussion	21-22
I. Adjournment	Adjourned at 8:50 p.m.	22

PLANNING COMMISSION
Thursday, February 1, 2018 - 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 Chair Jack Hiatt 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

Mr. Boaz indicated the presence of a quorum for the meeting.

Members Present

Commissioner John B. Hiatt, Chair
Commissioner Sarah Cottrell Propst, Vice-Chair
Commissioner Pilar Faulkner, Secretary
Commissioner Lee Garcia
Commissioner Brian Patrick Gutierrez
Commissioner Mark Hogan
Commissioner Piper Kapin

Members Absent

Commissioner Stephen Hochberg [Excused]
Commissioner Vince Kadlubek [Excused]

Others Present:

Mr. Greg Smith, Current Planning Division Director
Ms. Lisa Martínez, Land Use Department Director
Mr. Noah Berke, Current Planning Division Manager and Staff Liaison [arriving later]
Mr. Richard Word, Assistant City Attorney
Ms. Donna Wynant, Planner Senior
Ms. Margaret Ambrosino, 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.

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

C. APPROVAL OF AGENDA

Mr. Smith explained that the agenda order was changed slightly with the last case moved to be first because Chair Hiatt has a conflict of interest with the remaining cases on the agenda and must recuse himself from consideration of those cases.

MOTION: Commissioner Hogan moved to approve the agenda as rearranged. Commissioner Kapin seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

1. MINUTES OF January 4, 2018

Mr. Smith said Mr. Ward has some minor technical corrections.

Mr. Ward said that in Findings of Fact and Conclusions of Law, 93 was shown on the index page but was not on the agenda.

Commissioner Faulkner sent changes to Mr. Boaz.

MOTION: Commissioner Garcia moved to approve the minutes of January 4, 2018 with minor corrections. Commissioner Hogan seconded the motion and it passed by unanimous voice vote.

2. FINDINGS/CONCLUSIONS:

- ***Case #2017-114. Rufina Subdivision***

MOTION: Commissioner Hogan moved to approve the Findings of Fact and Conclusions of Law for Case #2017-114 as presented. Commissioner Faulkner seconded the motion and it passed unanimously on a voice vote.

- ***Case #2017-113. Cerro del Norte Preliminary Subdivision Plat.***

MOTION: Commissioner Hogan moved to approve the Findings of Fact and Conclusions of Law for Case #2017-113 as presented. Commissioner Kapin seconded the motion and it passed unanimously on a voice vote.

Mr. Berke arrived.

- ***Case #2017-120. 553 Del Norte Lane Variance to Escarpment Overlay District.***

Mr. Ward had a question on this case in the minutes (on page 7). It was not clear to him and the minutes did not comport with his notes. He construed it to mean the Commission granted the variance, subject to conditions recommended by Staff, that included the proposed site plan and what was stated in the application and that they could not take a larger percentage on the lot.

Chair Hiatt said he would authorize Mr. Boaz to meet with Mr. Ward to clarify that language.

MOTION: Commissioner Propst moved to approve the Findings of Fact and Conclusions of Law for Case #2017-120, subject to correction. Commissioner Kapin seconded the motion and it passed unanimously on a voice vote.

- **Case #2017-124. 213 South El Rancho Road Subdivision.**

MOTION: Commissioner Hogan moved to approve the Findings of Fact and Conclusions of Law for Case #2017-124 as presented. Commissioner Faulkner seconded the motion and it passed unanimously on a voice vote.

- **Case #2017-125. Paseo De Rio Subdivision.**

MOTION: Commissioner Hogan moved to approve the Findings of Fact and Conclusions of Law for Case #2017-125 as presented. Commissioner Faulkner seconded the motion and it passed unanimously on a voice vote.

- **Case #2017-104. Las Soleras Regional Park Preliminary Subdivision Plat.**

MOTION: Commissioner Propst moved to approve the Findings of Fact and Conclusions of Law for Case #2017-104 as presented. Commissioner Hogan seconded the motion and it passed unanimously on a voice vote.

- **Case #2017-105. Las Soleras Tract 9a-1A Preliminary Subdivision Plat and Lot Line Adjustment**

MOTION: Commissioner Gutierrez moved to approve the Findings of Fact and Conclusions of Law for Case #2017-105 as presented. Commissioner Kapin seconded the motion and it passed unanimously on a voice vote.

F. OLD BUSINESS

There was no old business.

Chair Hiatt explained his conflict of interest with the last four cases and would recuse himself for

those cases.

G. NEW BUSINESS

1. **Case #2017-135. Gerhart Apartments Final Development Plan. Scott Hoeft of Santa Fe Planning Group, agent for Storm River, LLC, requests final development plan approval for a 240-unit multi-family residential development on 11.83± acres. The property, located at 2800 South Meadows Road is zoned R-21 (Residential, twenty-one dwelling units per acre). (Donna Wynant, AICP, Case Manager)**

Staff Report

Ms. Wynant presented the staff report for this case. She displayed the zoning map and described the subject property as north of El Camino Real Academy to the west, residential and state property for a fire station, with commercial further to the north. This area was annexed in 2014 and rezoned from R-1 to R-21 in 2015.

She pointed out that the Final Development Plan is almost identical to the Preliminary Development Plan. This Plan is consistent as far as layout and height of buildings. The Applicant asked permission to add some carports to be administratively reviewed by City Staff and proposed to dedicate more than the required 7.2 acres for dedicated park land in lieu of paying park impact fees.

The plan requires Planning Commission approval since it exceeds 10,000 square feet and the Commission should focus on compatibility with surrounding areas, and consistency with the applicable site design standards. Specific finds are required to approve the proposed building height at 36' and the density of up to twenty-one dwelling units per acre. No other public review procedures apply to this project.

Staff finds the Plan meets City requirements. It will have two access points from South Meadows. The main entrance is to avoid traffic backup on South Meadows. The recommended Staff conditions and technical corrections are listed in the Staff exhibit. Water, sewer and easements are available, and the easement is dedicated to the City.

Plan revisions for terrain management and landscape were submitted and resulted in recommended deletion of conditions 9, 10, 12, 13, 14, and 16-19 in Exhibit A. They are to be removed because Ms. Zaxus is satisfied with the changes in the revised plans.

For the Affordable Housing requirement, the Applicant will make a payment in lieu of construction. SFPS has been notified and based on number of units, they expect to have 32 school-aged children.

At the ENN, attendees had concerns about the adjacent El Camino Real Academy and Shirley McDougall, the School District's asset manager, said they are addressing the impact. Ms. Wynant didn't have a chance to look at the district's web findings, but they are being addressed.

Staff recommended approval with conditions of approval and technical corrections with an additional amendment to add car ports, subject to all setbacks. That possibility is reserved for administrative review by Staff.

Applicant's Presentation.

Mr. Scott Hoeft, 109 S. St. Francis was sworn and provided highlights on the final plan. He said it is very consistent with what was approved in 2016. It has the same number of buildings, same number of units and same height with driving planned on the perimeter. It is immediately next to the school on the left. The buildings are three stories high with 24 units each, and a clubhouse in the center with a pool.

The land across the street is dedicated to the City Parks Department. The Santa Fe County program wanted that land for trails, so it is a trails corridor across the street. The requirement is 7.2 acres, but this tract is over 10 acres. So all of it will be dedicated to the City.

We want the flexibility to add car ports, if they are needed. We are not sure they would be necessary, so we ask to reserve that condition.

It is gated inside the project to prevent a stacking issue on South Meadows. Decel lanes are to be added and a green area. We are also contributing our fair share to the roundabout at South Meadows and Agua Fria.

We had comments on passive water harvesting and revised the plan so harvesting will be incorporated from roofs to landscaping. Ms. Ladd agreed to our fee in lieu of AH units.

Public Comment

Ms. Mary Schruben, 2119 Rancho Siringo Road, was sworn. She asked if the park dedication is to the City or the County. She explained that there are projects along the Santa Fe River corridor for County work on the easements and this one has not been started yet. It is in their plan but no funding for it yet.

Her second question was about not seeing any cross walks shown on South Meadows Road to get to that park. She asked where the crosswalk would be located.

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

Mr. Hoeft said they are required to dedicate to the City and they have an agreement with Mr. Scott Kaseman who is responsible for that County trail.

Regarding crosswalks, he talked with John Romero about putting a refuge in the median. He asked that it not be done until the park is completed. He brought up flashing lights with Mr. Romero

and he was not sure about that.

Mr. Hoeft added that the passive water harvesting is directed to the landscaping around the buildings.

Commission Discussion

Commissioner Faulkner asked how long the construction would take. That is a heavily used commuter road as a short cut to Tierra Contenta and Los Alamos.

Mr. Hoeft said it would take roughly a year once it commences.

Commissioner Hogan commented that the Commission appreciates the park dedication. He is involved in the Greenway project there.

Commissioner Propst asked if the car ports would reduce total parking spaces or cover those spots.

Mr. Hoeft said they would cover the parking spaces.

Commissioner Propst asked how much the fee in lieu of construction is.

Mr. Hoeft said it is \$279,000.

Commissioner Propst asked about the gate location, in from the property line.

Mr. Hoeft explained the gate is set back to alleviate stacking.

Commissioner Kapin asked about the impact on schools. She noticed the study was done in 2015 and 32 kids were estimated then. She asked if that is still true.

Mr. Hoeft said it is. He submitted the form to Ms. McDougall and she replied that she had no further comment except that the District is changing boundary lines in that area and might adjust them further when the project is done.

Commissioner Kapin asked if they consider or would consider a play area.

Mr. Hoeft said it is a great question. There is a common area next to the pool which is an open field area.

Commissioner Kapin asked if he would consider a fenced area for playground equipment.

Mr. Hoeft said they considered a half court but there is an issue with noise.

Commissioner Kapin pointed out that the trail won't happen for a while. Until then, she asked if there will be any connection from this property to the park area or trails.

Mr. Hoeft suggested Mr. Kaseman or Commissioner Hogan would be best to talk with about that. He didn't know if there would be a parking area there but anticipated a connection. How the City and County would plan that, he was not sure.

Commissioner Kapin asked if he would add that.

Mr. Hoeft said it would be added in.

Commissioner Garcia said he travels that road a lot and there is a lot of traffic. He asked if a cross walk there would be safe enough. He asked about any potential for an overpass there.

Mr. Hoeft said an overpass would be cost prohibitive. Our traffic engineer is here.

Commissioner Faulkner asked if he meant a sky bridge or an overpass.

Commissioner Garcia said he meant a sky bridge.

Mr. Smith said Staff and the Traffic Engineer did address that too.

Mr. Mike Gomez was sworn.

Chair Hiatt said he travels that road a lot. It is a direct road from his house to the golf course. It seemed like a failed road to him.

Mr. Gomez said Agua Fria and South Meadows is failed. The City is issuing an RFP for redesign of that intersection. We are urbanizing this part of the roadway with curbs and gutter that will help slow traffic down. Traditionally, sky bridges have not been accepted more. The preference is for more underground tunnels for Santa Fe. The feasibility would be to go underground there.

Ms. Sandra Kassens came forward as the new Traffic Engineer.

Chair Hiatt asked if some improvement is on the drawing board.

Ms. Kassens said there is at Agua Fria and South Meadows. She just received the design proposals and construction is lined up for funding in the Summer of 2019. As Mr. Gomez said, the road will be improved in front of the Gerhart Apartments and the school. The pavement will be widened for the road to be consistent. On the Gerhart side, they will put in curb and gutter and turn lanes. On the other side, the gutter but not the curb by the developer. They will do off-site improvements for the intersection and dedicating their road fees to that intersection.

Commissioner Kapin asked why a pedestrian crossing was not included.

Ms. Kassens said Mr. Romero wanted to see how the park would develop. We don't know where to put it yet.

Commissioner Kapin understood but now is the time for the developer to participate by putting money aside or providing a guarantee. This is where we can connect it with the project.

Ms. Kassens said they are participating by widening the road and installing a median so that the crosswalk will be through the median and provide a safe place to stand.

Commissioner Kapin asked if the City would be responsible for the crosswalk.

Mr. Berke nodded, and Ms. Kassens said yes. The City would finish building out and putting in the crosswalk when it comes time. The Developer will also put in street lights and a plan for when the City can put in the rest of the street lights.

Commissioner Gutierrez asked if the median will be constructed without the cut wide enough to accept the refuge.

Ms. Kassens said it will be at least 14' wide except where the turn lanes are located, and it would be narrower.

Mr. Hoeft agreed.

Commissioner Gutierrez asked about flashing lights when the crosswalk is made. Traffic is way too fast there. What is the possibility of having flashing lights there?

Ms. Kassens said the FHWA has just passed down the ruling that rescinds flashing lights because of patents (not a safety issue) and it means those on Cordova Road and on Rodeo Road will have to be taken down. But we can still use amber flashing lights and warning signs for pedestrian crosswalks and warning in advance for drivers going through the crosswalk.

Commissioner Gutierrez reasoned that the City will be responsible for that. He asked if the Commission could put it in as a condition.

Mr. Smith said the Commission has that general authority under section 14-8.15, regarding trail improvements. The Traffic Engineer and Land Use Director have not specifically recommended lighting for whatever conditions there would be. He wasn't sure how Staff would respond on where it should be located.

Commissioner Gutierrez would like to see more than the minimum at that crosswalk. He asked if a raised crosswalk could be allowed.

Ms. Kassens was not sure. This road might have too much traffic for a raised crosswalk. But she added that all the possibilities would be looked at. Crosswalks not at intersections are different but we will look at all the options for when and where the crosswalk will be located.

Commissioner Gutierrez said it needs more for safety because of the school right there.

Commissioner Hogan pointed out that once you introduce people to the site, especially children, the river is a magnet there and having people crossing South Meadows should be done at the beginning of the project. There is a 30% design set for the trail, establishing the trail in that area a trail head parking there. So it would be easy to set a location earlier. It will be an issue right when the project is opening.

Commissioner Gutierrez pointed out that the letter from the school is now over two years old. Mr. Hoeft should contact them again.

Ms. Wynant said it has been a couple of years since rezoning and the General Plan Amendment. The notification of ENN included the schools and the applicant informed them of the # of units, etc. The ENN was held for this development plan and no one attended the ENN. She checked in with Shirley McDougall today at the schools. She deferred to Mr. Hoeft on recent communications.

Commissioner Gutierrez said things have changed in the last two years. Something more current would be needed.

Mr. Berke said contact to schools is the normal process and staff met with the CEO of the school and Shirley McDougall and they know about crowding and have planned for the next two years for funding from the state. They are trying to keep up with the existing schools rather than ask for new schools. They are also invited to DRT meetings.

Ms. Wynant said they were notified less than three months ago.

Commissioner Gutierrez thought there would be more than 32 children in this development.

Commissioner Gutierrez asked for clarity that car ports would not mean delete any parking spaces.

Mr. Hoeft agreed that none will be deleted and there will be 30-40 more spaces than required.

Commissioner Gutierrez said, if garages are used for storage, it would cut it close. Parking planned is 360 spaces (387 minus 27).

Mr. Hoeft said 336 spaces are required and 387 are provided, excluding the garages.

Commissioner Gutierrez said the gates are moved back in order to relieve stacked cars. He asked what the inflow is for coming home.

Mr. Gomez said the TIA was done for the rezoning application and that was why the gates were moved back. John Romero reviewed it and approved it.

Commissioner Gutierrez was curious about the stacking numbers.

Mr. Berke said pages six and seven have that information. They met the criteria for an increase in height and an increase in density.

Chair Hiatt added that it would include the carports possibility.

Action of the Commission

Commissioner Hogan moved in Case #2017-135, to approve the Gerhart Apartments Final Development Plan, subject to the recommended Staff Conditions and finding that they meet the criteria in Section 6 and 7 for increased height to 36' and increased density for 240 units multi-family residential development on 11.83 acres. zoned R-21, and that the amount of parking spaces as recorded on the plan should be maintained with carports or not, and a condition that a study for location of the crosswalk in hopes that it could be added to the plan prior to construction. Commissioner Faulkner seconded the motion.

Chair Hiatt asked Mr. Ward if that motion is sufficient.

Mr. Ward checked on the finding regarding density in Section 7.

Mr. Smith suggested a special finding for increased density meets the criteria that 1) the site is shown on the general plan to be high-density residential; 2) the layout of the development is better able to meet the parking and open space requirements and provide amenities as proposed with the 3-story apartment buildings that make for a more viable project as proposed; 3) that the applicant proposes apartments to be rented at market rate and requirements of the affordable housing ordinance for rental properties will be met by payment of a "fee in-lieu" as permitted by current regulations and the proposed number of units supports the proposed in-lieu fee; 4) that high-density residential is a reasonable use classification next to institutional and commercial uses and that existing utility infrastructure is available to support the proposed development and supports the evolving growth pattern of the immediate area; 5) that the increased density does not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of Chapter 14 and in the general public's interest.

Commissioner Hogan and Commissioner Faulkner accepted that language.

Commissioner Hogan added to the motion that, if possible, the crosswalk location would be determined before construction and that staff conditions 9, 10, 12, 13, 14, and 16-19 are deleted.

The motion passed by unanimous voice vote.

Chair Hiatt excused himself from the meeting at 7:03 p.m. and Commissioner Propst chaired the rest of the meeting

2. **Case #2017-133. General Plan Amendment for Northerly Portion of Housing Authority Hopewell-Mann Lease Tract.** Jennifer Jenkins of JenkinsGavin, Inc., agent for the Santa Fe Civic Housing Authority, Lessee, requests approval of a General Plan Amendment to amend the existing General Plan Future Land Use Map designation for approximately 0.34 acre from Medium Density Residential to Office. The property is located north of 1773-1787 Hopewell Street. (Margaret Ambrosino, AICP, Case Manager)
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Staff Report

Ms. Ambrosino presented the staff report by reading the case captions for all four cases. She clarified that this stage in time is not for development plan but for a General Plan Amendment and rezoning request that are subject to approval of the Governing Body and first require a recommendation from the Planning Commission. The information in the packet is intended to show conceptually the feasibility for the zoning request and where they want to go. The four captions are needed because of the R-2 zoning which here has 8.3 acres as one parcel with two designations.

The applicant has very good visuals. This is one lot and the portion that is north of Hopewell-Mann is for the main activity. The area south of Hopewell is R-21 and has 14 multi-family AH units and on the north is a vacant 8-unit apartment complex. That portion is also R-21 and further bisected

by an arroyo, to the north of which is a small portion of the tract, zoned R-5 residential and accessed only off Quapaw Street where the other AH units which are accessed by Mann Street.

They are looking to provide a medical clinic on part of the tract to provide a vital medical amenity. The residents now must drive to La Familia. The rezoning would still allow multi-family and single-family uses.

In the future, if a medical clinic is built, it will approximate the footprint of the 8 vacant units and bring it all into C-1 with no nonconformity and not allowing more intensive commercial uses beyond what C-1 allows. It is substantially built out already. There was some discussion with the City about what to do with zoning and uses and decided to return to the General Plan zoning that would accommodate these various uses.

Most importantly and extensively at the ENN meeting is that the rezoning will not cause any AH units to be lost. For the 8 demolished, has been reestablished on the property. HUD requirements also play into it.

Staff recommends approval and the four motions are outlined on page 2.

There is a lot more detail in the staff analysis. Conditions of approval are very minimal and the first one on page 2 has already been met. The portion accessed by Quapaw Street are contemplated as single-family affordability homes. It is a creative way to maximize the use of the whole site, bringing it into conformity and allowing all these uses.

Applicant Presentation

Ms. Hillary Wells, JenkinsGavin, 130 Grant Avenue, was sworn. She said Ed Romero, CEO of the Housing Authority, David Martínez, Deputy Director, and Tom Gifford, architect, were also present.

She showed the vicinity aerial of the property and the flood plain in the arroyo. It is a mix of uses - single family and Sangre de Cristo low income apartments and mixed uses on St. Michael and along Second Street. She showed the zoning map - R-5 to the north of the arroyo and the rest is R-1 and requesting C-1 to have medical offices and multi-family residential, medium density and high density residential and requesting office design as allowed in the GPA. The 8 units were pointed out. They have replaced in kind on the south part as infill for parts of the development that were open space. The 8 units have been vacant since 2015.

The conceptual site plan shows the medical as two buildings and potential residential across the arroyo with maybe slightly more square footage but no increase in density. The applicants are in conversation with PMS and St. Theresa Clinic for possible occupancy. She pointed out Quapaw access.

An issue to address from questions at the ENN are how commercial zoning would affect AH on the site. The property is owned by the City and leased since 1965 with a new lease just signed.

The units are all located south of Hopewell and will remain as multi-housing for the 99-year term. Restriction agreement for low income tax credit program with the State had been in place consistently for 45 years. The 99-year term with the City exceeds that so we are locked in for 99 years.

The reason for the rezone is to add much needed medical/social services for this community. She Googled medical clinics which are to the east and north with nothing around the site so without transportation, the residents could not access those services.

She stood for questions.

Public Comment

All the speakers were sworn together.

Mr. Larry Martínez with PMS, was sworn and said they received a grant in 2016 for implementing medical services near the site with a van owned by SFPS. We would be interested to move into the clinic and would invest \$200,000 into the facility. Due to Medicaid expansion, there are more eligible patients but there was not any expansion of medical facilities.

Mr. Ron Albridge, Chair of Villa Teresa Clinic, was sworn. He said the 80-year-old clinic was started by the Sisters of Charity. The Clinic part started in 1977 and is the only free clinic in the state.

We provide medical and dental services for adults and children and services are provided for by donations. The attraction of this location is that we are now behind the St. Francis Cathedral and not very accessible to these residents needing care. The highest need areas are in that area - particularly Agua Fria and Airport Road that have high levels of uninsured. This would be accessible for hospital, but these need access to care. We are presenting the proposal to our board this week.

Ms. Darlene Viliniski was sworn and said her property adjoins this property. She asked if there will be a height restriction on the commercial development and secondly, in allowing C-1 development in the rest of the project, if there will be access from Espinacitas and close to Hopewell.

Ms. Jo Snider, living at the corner of Hopewell and Mann, was sworn and said the parking lot is behind her property line. She thanked Ms. Ambrosino for the summary which was very accurate but what was missing from her summary was that a lot of us were concerned about the actual uses on that property. The word I caught was mention that this is a preliminary application. There are a lot of businesses in that area on St. Michaels and Fifth Street. It is heavily business, but this area is very residential I own my house since 1984. It has had a high crime rate, but residents and city have improved the property. The police gave addresses to those near the post office on Pacheco and said it arose in their area because of methadone clinics open on St. Francis. She was very concerned that there is a clinic and wondered what kind of clinic. And another thing was that there were other uses proposed like a laundromat and convenience stores. We would vote against that use. There was once a park on Espinacitas - and they turned a community center into a film office. She considered if "cart before the horse." She questioned what is really going in there. She was all for the clinics, but they need to be careful about other commercial uses not designated.

Mr. Bill Stern, who lived around the corner of this property, said he got a certified letter that scared him. He had no problem with the proposed clinics and improving the area. But weed control is needed and to get rid of the elms. He tried to find out what the Santa Fe Housing Authority was and was referred to City website, but this is not part of the City. Five years ago, it had a community center but not before to the community got together and suddenly, he found out it was changed. He asked who controls the Santa Fe Housing Authority once these changes are made. He hoped that could be addressed and have a better web site. Is it a privately run.

Ms. Jeanette Olivas on Quapaw Place, was concerned about being right across the retaining wall where she lives. There has been a lot of planning on single-family and multi-family units. She was concerned about no plans for elderly. The only place for them is on Alameda. There is no gated security and no security for the elderly. They don't have a bright future ahead of them. She would like to know why there is so much planning for the family units and none for elderly. The cost of the South Meadows project with a swimming pool sounds wonderful. Hopefully the elderly won't have to take more out of their limited income. The homes they live in are very old.

Ms. Mary Schruben, 2119 Rancho Siringo Road, said the use of the property on the north mentioned a potential single-family house. She would encourage the Commission to keep that part residential. She also wanted to hear more about flood control at the arroyo. That is the arroyo Tina López drowned in and was carried a mile and a half to her neighborhood and the Descanso is on Rodeo Road.

Flooding is a problem there and we will have more and more catastrophic floods and no corrections to the narrowing of that arroyo. She'd like to be sure whatever is developed there would have protections. The wall there is often breached. It is on the list for arroyo abatement, but no money is available for it.

Parking on the street at Hopewell for the additional traffic and for ambulances there are also concerns.

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

Commission Discussion

Commissioner Hogan said his first question was if the 0.34 acre was the site for the clinic.

Ms. Wells said the clinic is planned on the north parcel. It is the portion zoned R-5.

Commissioner Kapin thought the northerly portion is residential. Ms. Wells agreed.

Commissioner Hogan said his concern is on the remaining portion on the other side for the street to change the General Plan from high density residential to commercial. We have a dire need for

residential and commercial is rather soft.

Mr. Berke explained that when the applicant met with Staff, they expressed their interest of putting a medical clinic where which is not allowed in residential. Since there is already multi-family residential and single family residential there, C-1 has a residential component so it is the best zoning for them.

Commissioner Hogan asked, under the C-1 zoning, how many residential units would be allowed.

Mr. Berke asked if he was talking about 0.34-acre part

Commissioner Hogan said he meant the other part.

Mr. Berke said that is R-21 there and 40 units are on the ground there now.

Ms. Wells said 115 units could be developed there. It is at 6.8 per acre density now.

Mr. Berke added that it would be 115 under the proposed zoning.

Commissioner Faulkner was also in a quandary. Affordable Housing is always #1 - so she was hesitant to convert residential zoning to commercial zoning. She was not sure of converting to commercial to see how it shifted from altruistic uses to very commercial uses.

Commissioner Kapin said she was all for medical amenities in this neighborhood. She wanted to hear from PMS and Villa Therese about having it in a location -

Vice-Chair Propst deferred to Mr. Romero about it.

Mr. Word said the Commission can reopen public hearing.

Mr. Ed Romero was sworn and first spoke about taking units off the block. We don't see it as taking units off the block. We had 120 units and still have 120 units. We created ownership in the troubled areas. This building was built in 1963 and the only one that had not been rehabilitated in that area. They were poorly insulated, and we didn't like the way it looked. We reached out and finished the other project related to five units around the City with about a \$16-18 million rehab - the fourth in the city. They have accomplished about 80 to 130 affordable units in the city. At the same time, they need positive things happening in the neighborhood. We ran the community center with the Boy's Club, providing GED training, ESL classes, a computing center. Non-profits have a problem keeping up. We moved it in for three years. The movie company there may move on soon.

We have connections with PMS and Villa Therese. We thought this was a great opportunity. It would be great to have it on St. Michael's with bus route, but we don't own anything there.

The capital lease will allow them to provide medical services there in terms to be determined. We will never put a methadone clinic in this neighborhood. We currently have two tax credits in process

on Luisa and Alta Vista and they are all ADA accessible. We thought it would be nice for them to have the to walk to this site.

Vice-Chair Propst asked about the Housing Authority.

Mr. Romero said it has been here since 1963 as a department of the city and pushed off to become a nonprofit. The Mayor appoints the board members. We also operate in Bernalillo and Española and going to Mora County. We were asked by HUD to run them.

Commissioner Kapin said her question had to do with Commissioner Faulkner's questions about replacing affordable units. Her business is down the street. Why should we allow this to be turned into commercial when it could be residential? And she asked if the lack of public transportation has been addressed.

Mr. Romero said they have Las Palomas and Sangre de Cristo which are 90% low income. There is no bus service to St. Therese, so this gives them that access.

Mr. Berke said a better way to ask the question is if you can change the lease for anything other than residential.

Ed Romero said no. Those 40 units must be maintained for 45 years and will then renew the lease. We cannot add any units to that site, but we also cannot take them away. HUD and IRS would come down on us for that.

Commissioner Gutierrez asked if demolition of buildings will take place.

Mr. Romero agreed.

Commissioner Gutierrez asked if putting the medical clinic and putting housing there are comparable.

Mr. Romero said we know what it would cost, and it costs a little more for the clinic and PNS's donation of \$500,000 is not for more residential. And we will put residential around town, but this is the best use here.

Commissioner Gutierrez said with St. Michael's Drive so close, it would not be hard to get to a medical clinic. He asked about the size of the footprint.

Mr. Romero said the footprint is 3,200 for Building One and 2,400 for Building Two and the 8 units were roughly 700 each. So, roughly the same size.

Commissioner Gutierrez asked if St. Therese is taking the larger or smaller building.

Mr. Romero said they would take the larger.

Commissioner Gutierrez asked if Villa Therese would abandon their current site.

Mr. Romero hoped so and he would anticipate that.

Commissioner Gutierrez asked if there would be some housing above the clinics.

Mr. Romero said they have too much square footage and not enough parking there.

Commissioner Faulkner asked how many housing units could be put in the space for the clinic.

Mr. Romero said they could have 8 and might do more but are limited by parking requirements and the way the lot sits. We will also come back with more infill residential units nearby. This puts the medical clinic right in the poorest neighborhood.

Vice-Chair Propst reopened the public to hear from Mr. Aldrich -

Mr. Romero said Mr. Aldrich just told him they intend to close the present clinic.

Mr. Martínez was asked by Commissioner Gutierrez if PMS has other clinics.

Mr. Martínez agreed In Santa Fe, they have a family wellness center, a community guidance center, and operate a clinic at Santa Fe HS and at Capital HS. This would be an added site. The HS sites are exclusively for students. Guidance is for behavior of children and the Wellness is for adults. As a federally qualified health center, we turn no one away. Part of the problem with private providers and nonqualified federal health center is that they don't focus on those who are unable to pay. The clinics there would help the health for neighbors within walking distance.

Commissioner Gutierrez commented that they are moving into a proposed 2,400 square foot facility. That sounds very small.

Mr. Martínez said they are familiar with operating in small areas. That size will provide 3-4 exam rooms and a waiting area and could include two mid-level practitioners like a Nurse Practitioner or Physician's Assistant. We could transfer patients when needed. We do work close with St. Vincent's for more complicated cases.

Commissioner Gutierrez asked about operating hours.

Mr. Martínez said they would operate 8-5 and might have some nights also. The hours are based on patients' needs.

Commissioner Gutierrez surmised they would work with neighbors on the hours.

Mr. Martínez agreed.

Commissioner Kapin asked if they have other plans for facilities in the area.

Mr. Martínez said this is our main focus of attention and there are no plans for another facility. We did open one on Camino Entrada and had an open house yesterday.

Commissioner Kapin if there would be any reason that PMS would not move here.

Mr. Martínez couldn't think of any. It is ideal. It is not far from his administration office on Second Street.

Commissioner Kapin asked about the lack of public transportation. That whole neighborhood is a huge residential block without bus service.

Mr. Martínez pointed out that the vast majority are Medicaid eligible. If they are eligible, they are entitled to transportation and there are several transportation services that will get people to our centers. We work closely with them to get them to our facility.

The public portion was closed again.

Commissioner Gutierrez said the Commission heard that housing to the south has to stay housing for 45 years. He asked Staff about the north side and with building 1 and building 2 if there is more space available.

Mr. Smith explained that this is one legal lot of record and part of it is encumbered by flood plain. It is determined by the acres. Somewhere between 100-120 units is practical there. The developers estimate maybe as high as 12 units on that area.

Commissioner Gutierrez asked for C-1 about the calculation for parking.

Mr. Smith said the calculation for C1 is the same as R-21 and the height regulations are the same.

Commissioner Gutierrez asked if the stream is taken into consideration.

Mr. Smith said that will be reviewed by the review team. We must rezone the entire lot of record and it would be difficult to break off part of it due to the agreements with the City and the tax credit authority for residential. The development standards are virtually the same for R-21 and C-1 but R-21 would not allow the clinic to be built there.

Commissioner Gutierrez asked Mr. Romero for a crystal ball on development.

Mr. Romero said putting percentages would be hard but probably 50-60% for that unit. We are looking for low hanging fruit but need economies of scale. What helps here is that we are already in that area.

Commissioner Gutierrez asked Ms. Ladd what her take is on what she heard on switching this

zoning.

Ms. Ladd didn't think this case sets any precedent for letting residential just go. She met with Mr. Romero long ago about it. There is no way to add more housing on that site. The new way HUD looks at AH for people who are very low income is that it is not just housing but access to opportunity and this is in line with having complete communities. It is not about putting law offices there. Be assured that it is not unusual for this kind of development to happen.

Commissioner Gutierrez related that he was on the same track of housing only like Commissioner Hogan and Commissioner Faulkner and this testimony changed his mind but only if we have assurance that with clinic.

Commissioner Hogan agreed. We got sidetracked on a perception that we are not maximizing the opportunity for housing. C-1 zoning says Office and related commercial. Since we are just recommending to the Governing Body to make sure the other areas not covered by the clinic would staff with housing. We all assumed it would be commercial to the detriment of housing. But I would encourage the applicants to make that clear at Governing Body how it is limited to residential.

Commissioner Kapin thought one of the concerns was about the community center there that is now a film production center. When it was built it was exciting and fizzled and what is there now is of no benefit to the community. She wanted to be careful on the other uses. A Laundromat or film company is C-1 eligible but it was proposed one way and later became something else. If one of these medical groups isn't ready or falls out at some point, she wanted to know what would happen.

Mr. Romero said they had a lease agreement. They didn't want the film company to move out because of their series in Santa Fe and people they have hired. It is not a long-term plan. It has a commercial kitchen, but the Boys Club tanked, and nonprofits can just pick up and move. The computers got old and the ESL required us to pay them to come to their site and we had no budget for that. The architecture is square so that they could convert them back to residential if the clinics didn't work. We've also talked about preK and after-hours school programs and taking care of elderly at that site. We would look for something else that brings value to our community. As a worst case, we could put 8 units back there if we do the design carefully.

Mr. Berke added that since it is city-owned land, we would look at any proposed changes and make sure they are in the city's best interest.

Commissioner Kapin asked if that was true for the community center.

Mr. Berke said that was supportive of the community. The Boy's Club shifted their funding to south Santa Fe.

Commissioner Kapin said that was her concern that it could be changed. She would like some guarantees that it would stay that way.

Vice-Chair Propst added that the Commission would not see it since it is less than 10,000 square

feet. She has gotten more comfortable with it but did have that concern.

Commissioner Faulkner asked if they are close to closing the deal with PMS.

Mr. Romero agreed, and it should have an agreement by September.

Commissioner Faulkner asked why they didn't convert the community center back to residential.

Mr. Romero said it was designed with a small gym. It doesn't mean they couldn't see a community center again. But it was in the best interests of the city to keep the film company there for 1-3 years.

Commissioner Faulkner asked how many in the neighborhood were hired there.

Mr. Romero said that at one time, it was as much as 500 residents. They have just asked for an extension. The 500 were at St. Catherine's School site.

Commissioner Faulkner wondered if the Council could create a new designation for the HUD policy restrictions.

Mr. Smith said the Staff is in discussion with the housing authority if it would make sense to change the designation. We might get to a point of amending the allowed uses but to accommodate this project, we couldn't get that done in time. We have heard your concerns about control on future use of the property and will work with Legal and the Applicants to address those concerns before bringing it to Council.

Commissioner Garcia said it seems the housing authority is trying to bring something good to this community. We can't guarantee what will happen in 10 or 15 years. PMS has been around a long time and can make it something good with health benefits.

Commissioner Kapin wondered if there is another type of designation like a special use permit that would satiate what this could be used for.

Mr. Smith said an overlay zone would put restrictions on the scope and development plan if adopted by the Governing Body. That was discussed with the Applicants. That would limit their plan and change the scope of uses for the future. Also, the Applicant could consider asking for a PUD overlay zoning.

Commissioner Gutierrez said he was ready for a motion.

Vice-Chair Propst said this needs four motions.

Commissioner Faulkner felt this is a really good idea with lots of AH. There are not enough amenities in low income neighborhoods. We should take them one case at a time.

Commissioner Hogan prefaced the motion with an understanding that a lot split of just the medical clinic is not feasible.

Commissioner Hogan moved to recommend to the Governing Body in Case #2017-133 approval for a General Plan Amendment request for medium density residential to Office on the northerly portion of the Housing Authority Hopewell-Mann Lease Tract, subject to the findings as recommended by Staff. Commissioner Gutierrez seconded the motion and it passed by majority roll call vote with Commissioners Garcia, Gutierrez, Hogan and Faulkner voting in the affirmative and Commissioner Kapin voting against.

Commissioner Hogan moved to recommend approval to the Governing Body of Case #2017-134, Rezoning on the northerly portion of Housing Authority Land Lease Tract from R-5, residential, to C-1 Office and related commercial, and including high density residential, subject to the findings and conditions of approval as recommended by Staff. Commissioner Gutierrez seconded the motion and it passed by 4-1 majority roll call vote with Commissioners Garcia, Gutierrez, Hogan and Faulkner voting in the affirmative and Commissioner Kapin voting against.

Commissioner Hogan moved to recommend approval to the Governing Body of Case #2017-140, a General Plan Amendment request from high density residential to Office that also includes high density residential, for the property located north and south on Hopewell-Mann Street west of Espinacitas Street, subject to the findings as recommended by Staff. Commissioner Gutierrez seconded the motion and it passed by a 4-1 majority roll call vote with Commissioners Garcia, Gutierrez, Hogan and Faulkner voting in the affirmative and Commissioner Kapin voting against.

Commissioner Hogan moved to recommend approval to the Governing Body for Case 2017-139, rezoning from R-21 residential, twenty-one units per acre, to C-1, Office and related commercial, including high density residential, subject to the findings and conditions as recommended by Staff. Commissioner Gutierrez seconded the motion and it passed by 4-1 roll call vote with Commissioners Garcia, Gutierrez, Hogan and Faulkner voting in the affirmative and Commissioner Kapin voting against.

G. STAFF COMMUNICATIONS

Mr. Berke said there would be no second meeting in February.

Mr. Smith asked for signatures. He said Staff agrees to be clearer with addressing issues and invited constructive criticism on reports to Commission.

H. MATTERS FROM THE COMMISSION

Commissioner Faulkner understood the Commission can only make recommendations to Council.

Mr. Smith said they covered that in Training for rezoning and development plans were decided by the Commission as a final decision. Rezoning is a recommendation. He agreed to get those materials to the new commissioners.

Commissioner Faulkner asked if the Commission could recommend on water issues, for example.

Mr. Smith agreed.

Commissioner Faulkner asked if the LRP committee will have any meetings. She wanted to have a meeting to deal with things like tonight.

Mr. Smith said he would make that request for the next agenda.

Commissioner Kapin said they were working on a lot of the ideas about updating the General Plan and lots of energy was put into it.

Vice-Chair Propst said there have been a few plans that were coming like a variance like the River Corridor and some Councilors were interested in it. She didn't know why those didn't move forward. We shouldn't lose our perspective on it.

Mr. Berke said LRP is also a recommending body. When a resolution like the West River Corridor and Old Pecos Trail, it was run by Councilors. The LRP is advisory and you can bring those subjects to the whole Commission and address issues that have been brought up in the past. They will read the minutes and bring recommendations to the Governing Body.

Commissioner Gutierrez reported that the Summary Committee met today and were fully staffed with Commissioner Garcia there. He didn't remember having two commercial cases in a meeting but that was true today. Both were approved.

I. ADJOURNMENT

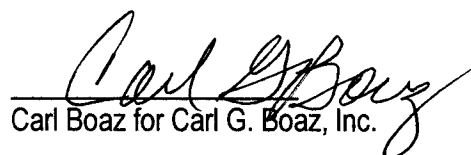
The meeting was adjourned at 8:50 p.m.

Approved by:



Jack Hiatt, Chair

Submitted by:



Carl Boaz for Carl G. Boaz, Inc.