



# Agenda

6/14/18 TIME 2:23  
BY *Gerardine Jurks*

**SUMMARY COMMITTEE**  
**Thursday, July 5, 2018 - 11:00am**  
**City Council Chambers**  
**City Hall 1<sup>st</sup> Floor – 200 Lincoln Avenue**

- A. **ROLL CALL**
- B. **APPROVAL OF AGENDA**
- C. **APPROVAL OF MINUTES**

June 7, 2018

- D. **OLD BUSINESS**
- E. **NEW BUSINESS**

1. **Case #2018-32. 1713 West Alameda Street Lot Split.** Harbhajan S. Khalsa, Agent, representing Matthew Fass, Owner, requests approval of a lot split to divide approximately 1.97 acres to create two lots (+/- 1.17 acres and +/- .8 acres). The property is zoned R-3 (Residential – Three dwelling units per acre). (Donna Wynant, AICP, Case Manager)
2. **Case #2018-42. 551 Alarid Street Lot Split.** Southwest Mountain Surveys Agent, for Santa Fe Public Schools Owner, requests approval of a lot split to divide approximately 2.89 acres into two lots (+/- 2.060 acres and +/-0.83 acres). The property is zoned R-8 (Residential – Eight dwelling units per acre). (Dan Esquibel, Case Manager)
3. **Case #2018-54. 885 E Palace Avenue Lot Split.** Liaison Planning Services, Agent, representing Joseph Pytka, Owner, requests approval of a lot split to divide approximately 1.53 acres to create two lots (+/-0.25 acres and +/-1.28 acres). The property is zoned R-21 (Residential – Twenty one dwelling units per acre) and is within the Downtown and Eastside Historic District. (Lee Logston, Case Manager).

- F. **STAFF COMMUNICATIONS**
- G. **MATTERS FROM THE COMMITTEE**
- H. **ADJOURNMENT**

**NOTES:**

- 1) Procedures in front of the Summary Committee are governed by Roberts Rules of Order. Postponed cases are postponed 1) to a specific date, or 2) indefinitely until specific conditions have been resolved, or 3) to a specific date with the provisions that specific conditions be resolved prior to that date. Postponed cases can be removed from postponement by a motion and vote of the Summary Committee.
- 2) Due to time constraints not all issues may be heard and may be rescheduled to the next scheduled Summary Committee meeting. This agenda is subject to change at the discretion of the Summary Committee.
- 3) New Mexico law requires the following administrative procedures to be followed by zoning boards conducting “quasi-judicial” hearings. In “quasi-judicial” hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and be subject to cross examination. Witnesses have the right to have an attorney present at the hearing. The zoning board will, in its discretion, grant or deny requests to postpone hearings.  
**\*Persons with disabilities in need of special accommodations or the hearing impaired needing an interpreter please contact the City Clerk’s Office (955-6520) 5 days prior to the hearing date.**

**SUMMARY INDEX  
CITY OF SANTA FÉ  
SUMMARY COMMITTEE  
July 5, 2018**

<b>ITEM</b>	<b>ACTION</b>	<b>PAGES</b>
A. ROLL CALL	Quorum	1
B. APPROVAL OF AGENDA	Approved as amended	1
C. APPROVAL OF MINUTES - June 7, 2018	Approved as presented	1-2
D. OLD BUSINESS	None	2
E. NEW BUSINESS		
1. Case #2018-32. 1713 West Alameda Street Lot Split	Postponed to next meeting	2
2. Case #2018-42. 551 Alarid Street Lot Split.	Approved with conditions	3-5
3. Case #2018-54 885 E. Palace Avenue Lot Split	Approved with conditions	5-6
F. STAFF COMMUNICATIONS	None	6
G. MATTERS FROM THE COMMITTEE	None	6
H. ADJOURNMENT	Adjourned at 11:43 a.m.	7

**MINUTES OF THE MEETING  
OF THE CITY OF SANTA FÉ  
SUMMARY COMMITTEE  
July 5, 2018**

A regular meeting of the City of Santa Fé Summary Committee was called to order by Brian Gutierrez, Chair, on July 5, 2018 at approximately 11:00 a.m. in the City Council Chambers, City Hall, Santa Fé, New Mexico.

**A. ROLL CALL**

**MEMBERS PRESENT:**

Brian Gutierrez, Chair  
Sarah Cottrell Propst, Vice Chair

**MEMBERS EXCUSED:**

Lee Garcia, Commissioner

**OTHERS PRESENT:**

Noah Berke, Land Use Planner Manager  
Dan Esquibel, Land Use Case Manager  
Lee Logston, Land Use Case Manager  
Sandra Kassens, Traffic Engineer  
Carl Boaz, Stenographer

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

**B. APPROVAL OF AGENDA**

Mr. Berke announced that Case #2018-32 is postponed to the next meeting.

**MOTION: Commissioner Propst moved, seconded by Chair Gutierrez, to approve the agenda as amended.**

**VOTE: The motion passed on a unanimous voice vote with Commissioner Propst and Chair Gutierrez voting in the affirmative and none voting against.**

**C. APPROVAL OF MINUTES – June 7, 2018**

**MOTION: Commissioner Propst moved, seconded by Chair Gutierrez to approve the minutes of June 7, 2018 as presented.**

**VOTE: The motion passed on a unanimous voice vote with Commissioner Propst and Chair Gutierrez voting in the affirmative and none voting against.**

#### D. OLD BUSINESS

There was no Old Business.

#### E. NEW BUSINESS

1. **Case #2018-32. 1713 West Alameda Street Lot Split.** Harbhajan S. Khalsa, Agent, representing Matthew Fass, Owner, requests approval of a lot split to divide approximately 1.97 acres to create two lots (+/- 1.17 acres and +/- .8 acres). The property is zoned R-3 (Residential – Three dwelling units per acre). (Donna Wynant, AICP, Case Manager)

This case was postponed to the next meeting of the Summary Committee under Approval of the Agenda.

2. **Case #2018-42. 551 Alarid Street Lot Split.** Southwest Mountain Surveys Agent, for Santa Fe Public Schools Owner, requests approval of a lot split to divide approximately 2.89 acres into two lots (+/- .060 acres and +/-0.8 acres). The property is zoned R-8 (Residential – Eight dwelling units per acre). (Dan Esquibel, Case Manager)

#### Staff Report

Mr. Esquibel presented the staff report for this case. He said it is for two tracts that are now zoned BCD instead of R-8. This project came to the Planning Commission on April 5, 2012 for rezoning. The Governing Body approved rezoning to BCD on June 13, 2018. There is a phasing plan in the Master Plan. The two areas to be developed will be done in two phases instead of all at once. The split is necessary for financing of first phase. That is a common way to finance such projects.

Staff recommended approval subject to conditions as listed in the packet.

#### Applicant's Presentation

Mr. Jeff Seres, P.O. Box 9308, was sworn after explaining that another person was to have presented but as the applicant (Desiree, with Southwest Mountain Surveys) was not present, he agreed to answer any questions.

Mr. Esquibel explained that Mr. Seres was authorized by the Santa Fe Public Schools to speak on the project.

## Public Comments

Ms. Charlotte Hill, 517 Alarid Street, was sworn. She said she had lived there for 20 years. She wanted some more information because the details of the project were unclear. She was not aware of plans or what units would be built. The area to be divided is a little more than 2 acres and phasing was understood. She asked if this is going to be condos or houses and what a "unit" is. Secondly, she asked how many units are actually planned. She saw the zoning said 8 units per acre could be built. She also wondered how many stories high the development would be and how many parking spaces would be required.

Regarding the entrances, she asked if there would be one on Alarid and one on Paseo. Traffic was a big question for her because many people speed, and it is already difficult to get out on Alarid. Sometimes people have to go to Manhattan. People go to work in the morning. She asked what provisions would be made to handle traffic. She also thought, with that many units, that emergency access might be difficult.

Mr. Harry Skolnik, 620 Alarid was sworn. He asked if there were any drawings to be seen. He was used to seeing drawings posted and none were posted for this one. He asked what the heights would be; what a unit is; and details for traffic control.

Ms. Carmela Quintana, 1720 Paseo del Peralta, was sworn. She had a comment on parking. She lives across the street from Alvord on Paseo about five houses from St. Francis. With the Farmer's Market, increased activity at the new theater and in the Railyard, parking on Paseo has become a huge nightmare. People park in our driveways; RV's park there and the street should have signs that parking there requires permits. She said there are ten renters next to her - a dwelling divided into 4 units and one is a gallery. There is a lane across from me where people park.

Mr. Allen Silverstein, 736 Montez Place, was sworn. He had been out of town and was not sure what was going on. He first asked if this is the Alvord School property.

Commissioner Propst said it is and this is a lot split and not a development plan.

Mr. Silverstein asked if there is to be another meeting for the zoning change.

Mr. Esquibel explained that this project was before the Planning Commission on April 5, 2018 for rezoning. The Planning Commission recommended approval to Governing Body and on June 13 they approved the rezoning. Three ENN meetings were held and six other meetings on it. The drive (entrance) originally proposed on Alarid, was moved to Paseo and the Alarid entrance would be closed. The phasing is to allow the applicant to pursue financing for the first phase and they are bound by the terms.

The zoning is now BCD. He agreed to talk with them at his office to provide maps and drawings, but that portion of the meeting is not part of the lot split since it has already been approved.

Mr. Silverstein assumed it is no longer R-8. The notice says it is a lot split for R-8 residential so he asked if it would be split on BCD.

Mr. Berke said when the rezoning was approved, it has a 30-day period for appeals to be filed. The change will not happen until the Governing Body approves the Findings of Fact.

Mr. Silverstein asked if it is a split for a commercial property, so the density could change.

Mr. Esquibel said the best he could offer is to sit with Mr. Silverstein and review the Master Plan, so he could understand the proposal. There was only one person who showed up to oppose it and that was only for the mural. There is obviously some confusion on what the lot split will do, and he could go over what the applicant agreed to do. The neighborhood concerns and the possibilities based on the Master Plan and what the proposal was for the second phase were addressed.

Mr. Silverstein apologized that he was out of town and just got back and didn't realize the lot split was proposed in any of those meetings. It should have been brought up when we all got the plat. And the development on the east side. He was not sure why it wasn't brought up before.

Ms. Maria Montez, 620 Alarid Street, was sworn. She said her grandfather is on that mural. She asked what would happen to the mural because it represents her family.

Chair Gutierrez said Mr. Esquibel can explain that to Ms. Montez after the meeting.

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

#### Committee Discussion

Commissioner Propst explained the task of the Summary Committee. The lot split doesn't change the premise from what the Planning Commission and the Governing Body heard. This is a typical way for a developer to divide a project for financing. It is nothing nefarious but a normal process on a big project.

Mr. Esquibel agreed.

Chair Gutierrez also agreed. Today, it is just a lot split. Mr. Barker and his family do not intend to sell off any of the project. He asked Mr. Esquibel to speak to that.

Mr. Esquibel said he could not speak to them about the future of the development. The applicant will maintain control of the Master Plan. It would not matter who purchased any portion of the property. It would still be required to follow the Master Plan and any changes would have to come back to the Planning Commission and then be approved by the Governing Body. It is set in stone right now.

Chair Gutierrez recapped his statements. If they don't meet the Master Plan, the public can come back and speak to it. All the height and parking spaces have been set out and if anything changed in the Master Plan, it would be in a public meeting and the public could speak to it.

Mr. Esquibel agreed.

Commissioner Propst asked if the Planning Commission will hear the development plan as their next step.

Mr. Esquibel confirmed there are no changes in the development plan for the first phase. If it is greater than 10,000 square feet, it would trigger a new plan and a new ENN meeting.

Commissioner Propst commented that most of these questions were made because they missed the prior meetings. She felt bad for them, but the Commission spent many hours on it.

#### Action of the Committee

**MOTION: Commissioner Propst moved, seconded by Chair Gutierrez, to approve Case #2018-42, 551 Alarid Street Lot Split, subject to staff conditions and technical corrections and it passed by unanimous voice vote.**

- 3. Case #2018-54. 885 E Palace Avenue Lot Split.** Liaison Planning Services, Agent, representing Joseph Pytka, Owner, requests approval of a lot split to divide approximately 1.53 acres to create two lots (+/-0.25 acres and +/-1.28 acres). The property is zoned R-21 (Residential – Twenty-one dwelling units per acre and is within the Downtown and Eastside Historic District. (Lee Logston, Case Manager).

#### Staff Report

Mr. Logston presented the staff report for Case #2018-54. He said it is straightforward. The two lots once existed as a single lot and before that were two lots. They were combined in 1997. The owner is just splitting off the home there. It meets all

development standards and will not create any nonconformities. One motion is required, subject to conditions and technical corrections.

### Applicant's Presentation

Ms. Dolores Vigil, Liaison Planning Services, P. O. Box 1835, was sworn. She reviewed the conditions and agreed with all of them. There is no further development proposed, other than remodeling that was approved by the HDRB.

### Public Comments

Mr. John McGrath was sworn and wanted to know the decision from the Historic Districts Review Board and if there were other meetings going on concerning this property.

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

Mr. Logston said he didn't have a full answer to Mr. McGrath's question.

Ms. Vigil said she was not involved in that review but was made aware of it from other staff.

Mr. Boaz explained that the record of the Historic Districts Review Board is available on-line at the City Clerk's website.

### Action of the Committee

**MOTION: Commissioner Propst moved, seconded by Chair Gutierrez, to approve Case #2018-54, subject to conditions and technical corrections recommended by Staff. The motion passed by unanimous voice vote.**

## **F. STAFF COMMUNICATIONS**

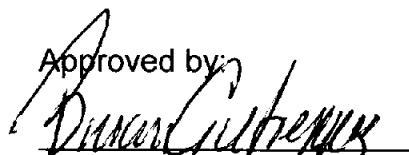
Mr. Berke had no communications.

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

There were no matters from the Committee.

**H. ADJOURNMENT**

The meeting was adjourned at 11:43 a.m.

Approved by:  
  
\_\_\_\_\_  
Brian Gutierrez, Chair

Submitted by:

  
\_\_\_\_\_  
Carl Boaz for Carl G. Boaz, Inc.