



Agenda

SUMMARY COMMITTEE
Thursday, October 4, 2018 - 11:00am
City Council Chambers
City Hall 1st Floor – 200 Lincoln Avenue

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

August 2, 2018

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

1. **Case #2018-77. 1595 & 1597 Pacheco Lot Split.** High Desert Surveying, Agent, representing Thomas E. Beaty Trust, Owner, requests approval of a lot split to divide approximately 1.46 acres to create two lots (+/-0.76 acres and +/-0.70 acres). The property is zoned I-1 (Light Industrial). (Carlos Gemora, Case Manager, cegemora@santafenm.gov, 955-6670).

- 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.**

RECEIVED AT THE CITY CLERK'S OFFICE

DATE: 09/13/2018

TIME: 4:08 PM

**SUMMARY INDEX
CITY OF SANTA FÉ
SUMMARY COMMITTEE
October 4, 2018**

ITEM	ACTION	PAGES
A. ROLL CALL	Quorum	1
B. APPROVAL OF AGENDA	Approved as published	1
C. APPROVAL OF MINUTES -	August 2, 2018 Approved as presented	1
D. OLD BUSINESS	None	1-2
E. NEW BUSINESS		
1. Case #2018-77. 1595 & 1597 Pacheco Lot Split	Approved with conditions	2
6 F. STAFF COMMUNICATIONS	None	
6 G. MATTERS FROM THE COMMITTEE	None	
6 H. ADJOURNMENT	Adjourned at 11:15 a.m.	

**MINUTES OF THE MEETING
OF THE CITY OF SANTA FÉ
SUMMARY COMMITTEE
October 4, 2018**

A regular meeting of the City of Santa Fé Summary Committee was called to order by Brian Gutierrez, Chair, on October 4, 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
Lee Garcia, Commissioner

MEMBERS EXCUSED:

OTHERS PRESENT:

Greg Smith, Current Planning Director
Carlos Gemora, Land Use Case Manager
Carl Boaz, Stenographer

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

B. APPROVAL OF AGENDA

MOTION: Commissioner Propst moved, seconded by Commissioner Garcia, to approve the agenda as presented.

VOTE: The motion passed on a unanimous (3-0) voice vote with Commissioner Garcia, Commissioner Propst, and Chair Gutierrez voting in the affirmative and none voting against.

C. APPROVAL OF MINUTES – August 2, 2018

MOTION: Commissioner Propst moved, seconded by Commissioner Garcia to approve the minutes of August 2, 2018 as presented.

VOTE: The motion passed on a unanimous (3-0) voice vote with Commissioner Garcia, 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 #2018-77, 1595 & 1597 Pacheco Lot Split. High Desert Surveying, Agent, representing Thomas E. Beatty Trust, Owner, requests approval of a lot split to divide approximately 1.46 acres to create two lots (± 0.76 acres and ± 0.70 acres). The property is zoned I-1 (Light Industrial). (Carlos Gemora, Case Manager) (cegemora@santafenm.gov, 995-6670)

Staff Report

Mr. Gemora presented the staff report for this case. The existing lot is already developed with light industrial properties, including some storage and some office spaces. The proposed lots comply with lot size and maximum lot coverage requirements, setbacks from existing buildings to existing lot lines and proposed lot lines are either conforming or legally nonconforming and that will not be exacerbated by the lot split.

Both lots have independent access to Pacheco Street. They have demonstrated independent parking. Both independent water and sewer will have to be demonstrated prior to recordation.

Landscaping, as it exists, has legally nonconforming landscaping which, at the time of redevelopment could be imposed but at this time, no additional development is requiring additional landscape or buffer requirements. However, the Applicant has agreed to work with Staff on providing two landscaping areas on Lot 5-A, which was determined to be important, since Lot 5-B already has existing trees on the streetscape. In creating new landscaping areas, there would decrease existing usability for Lot 5-B.

Staff recommended approval of this Application with the conditions as outlined in his report. One condition is that drive pads and sidewalk shall be evaluated to ensure compliance with ADA requirements and which the Applicant has already agreed to and has met with the City Engineer about it. The Applicant must also demonstrate separate waste water and water services.

Applicant's Presentation

Mr. Dean Schrader, 1925 Aspen Drive, was sworn. He said they agree with the Summary Committee

October 4, 2018

Page 2

landscape easement, drive conformance and the other conditions of approval.

Public Comment

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

Committee Discussion

Commissioner Garcia felt the biggest question is the property line for the lot split with storage on the property line. He asked if that would meet the required setbacks in the Code and for any future development there.

Mr. Gemora clarified that the required side setback for I-1 district is zero. So that is compliant with existing setback codes. He also noted that in the proposed survey, they do have a ten-foot building setback for that area that was filed between two private parties. Although that was not necessarily an independent requirement of the City.

Commissioner Garcia asked, since the ten feet is dedicated to Lot 5-A, if there is to be no development there.

Mr. Gemora agreed, as long as that agreement is in place.

Mr. Smith added that the building setback may be required by Chapter 7.

Commissioner Propst asked why the lot split is requested.

Mr. Schrader said the owner's Dad had subdivided the property in the 1970's. That did not go through the City for approvals. It appeared they were not aware of the requirement. The lots were already separately deeded. A sale came up and he was given the survey and the problem was discovered. Mr. Schrader called it to the owner's attention. It had happened in 1974 and just came to light a few months ago so we are now at the City to make it right.

Chair Gutierrez noted that the sidewalks are not up to ADA standards.

Mr. Gemora agreed. The sidewalks will need to be brought into conformance before recordation.

Chair Gutierrez asked if there is just one sewer line.

Mr. Schrader said it appears there are two sewer lines.

Chair Gutierrez said that needs to be cleared up.

Mr. Schrader said there are two sewer lines and also two water lines. It was separated long ago.

Action of the Committee

MOTION: Commissioner Garcia moved, seconded by Commissioner Propst, to approve Case #2018-77, 1595 & 1597 Pacheco Lot Split, subject to the conditions of approval and technical corrections in Exhibit A.

VOTE: The motion passed on a unanimous (3-0) voice vote with Chair Gutierrez, Commissioner Propst, and Commissioner Garcia voting in favor and none voting against.

F. STAFF COMMUNICATIONS

There were no Staff Communications.

G. MATTERS FROM THE COMMITTEE

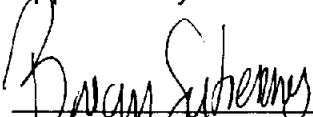
There were no matters from the Committee.

H. ADJOURNMENT

MOTION: Commissioner Propst moved, seconded by Commissioner Garcia, to adjourn the meeting. The motion passed by unanimous voice vote.


The Summary Committee meeting was adjourned at 11: a.m.

Approved by:



Brian Gutierrez, Chair

Submitted by:



Carl G. Boaz for Carl G. Boaz, Inc.