



MINUTES

REGULAR MEETING OF THE
PLANNING COMMISSION
May 7, 2026, AT 6:00 PM

Chair Clow called the meeting to order at 6:02 p.m.

A. ROLL CALL

Commissioners Present:

Chair Janet Clow
Vice Chair Peter Smith
Commissioner Thomas (TJ) Rieland
Commissioner Piper Kapin
Commissioner Sasha McGhee
Commissioner Gurushabad Mirando
Commissioner Kelly McReynolds
Commissioner Scott Barber

B. PLEDGE OF ALLEGIANCE

Commissioner McReynolds led the Pledge of Allegiance.

C. APPROVAL OF AGENDA

MOTION: Commissioner McGhee moved, seconded by Vice Chair Smith, to approve the agenda, as presented.

It was later agreed to hear Staff Communications before New Business.

VOTE: The motion was approved on the following roll call vote:

For:

Vice Chair Peter Smith
Commissioner Sasha McGhee
Commissioner Gurushabad Mirando
Commissioner TJ Rieland
Commissioner Piper Kapin
Commissioner Kelly McReynolds
Commissioner Scott Barber

Against: None

Abstain: None



MINUTES

REGULAR MEETING OF THE
PLANNING COMMISSION
May 7, 2026, AT 6:00 PM

D. APPROVAL OF MINUTES

There were no minutes to approve.

E. APPROVAL OF FINDINGS/CONCLUSIONS

There were no findings and conclusions to approve.

F. NEW BUSINESS

1. **Case #2025-10766. 2780 South Meadows Road, General Plan Amendment.** Sommer, Karnes & Associates LLP, Agent for Montoya y Garcia LLC, Applicant, request the Planning Commission recommend approval to Governing Body for a general plan amendment to change the Future Land Use Map designation affecting portions of land on three contiguous parcels totaling +/- 0.70 acres of land from "Very Low Density" to "Low Density". The parcels are located within the River & Trails Archeological Review District and Southwest Santa Fe Community Area Master Plan. Case Planner, Joel Cruz-Haber (jacruzhaber@santafenm.gov).

Cases 2025-10766 and 2025-10767 were presented together.

George [REDACTED], Senior Planner, presented the cases and the staff recommendation. Staff recommended that the Planning Commission recommend that the Governing Body approve Case #2025-10766, General Plan Amendment and Case #2025-10767, Rezoning.

Karl Sommer, the agent, P.O. Box 2476, Santa Fe, was sworn in. He noted that the applicants have significant experience in creating local housing.

Commissioner Mirando requested clarification regarding staff's statement that Criterion F is not fully met. Mr. Terry responded that the staff has limited scope for review, as no development plan has been proposed.

MOTION: Commissioner Mirando moved, seconded by Vice Chair Smith, to approve Case #2025-10766, with the technical corrections and conditions provided by staff.

VOTE: The motion was approved on the following roll call vote:



City of Santa Fe

MINUTES

REGULAR MEETING OF THE
PLANNING COMMISSION
May 7, 2026, AT 6:00 PM

For: Vice Chair Peter Smith
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Commissioner Scott Barber

Against: None

Abstain: None

2. **Case #2025-10767. 2780 South Meadows Rd, Rezoning.** Sommer, Karnes & Associates LLP, Agent for Montoya y Garcia LLC, Applicant request the Planning Commission recommend approval for a Rezone request from R-3 (Three Dwelling-Units Per Acre) to R-6 (Six Dwelling-Units Per Acre) affecting three contiguous parcels totaling +/- 7 acres of land. The parcels are located within the River & Trails Archeological Review District and Southwest Santa Fe Community Area Master Plan Case Planner, Joel Cruz-Haber (jacruzhaber@santafenm.gov).

This item was heard with Case 2025-10766.

MOTION: Commissioner McGhee moved, seconded by Commissioner Barber, to approve Case #2025-10767.

VOTE: The motion was approved on the following roll call vote:

For: Vice Chair Peter Smith
Commissioner TJ Rieland
Commissioner Piper Kapin
Commissioner Sasha McGhee
Commissioner Gurushabad Mirando
Commissioner Kelly McReynolds
Commissioner Scott Barber

Against: None



MINUTES

REGULAR MEETING OF THE
PLANNING COMMISSION
May 7, 2026, AT 6:00 PM

Abstain: None

3. **Case #2025-11625. 1335 Camino de Jacobo Development Plan.** Autotroph, agent (“Agent”) and applicant (“Applicant”), for the County of Santa Fe, owner (“Owner”), requests approval of a two-phased Development Plan, to construct two 45’ high, four-story buildings, and one 28.5’ high building totaling 146,253 square feet of new construction. The uses include a 156-unit multi-family community with a daycare facility. The subject properties comprise 5.92 +/- acres, located within the Suburban Archaeological Review District, and are zoned C-2 (General Commercial). Claudia Kath, Case Manager (cmkath@santafenm.gov).

Ms. Kath presented the case and the staff recommendation. Staff recommended approval of the development plan for Case #2025-11625, subject to conditions of approval and technical corrections noted in Attachment A of the staff report, as well as an additional condition that the final approval of the development plan occur at the time of recordation of the development plan at the County Clerk’s office with signatures of the Planning Commissioners, City Engineer, Planning Manager, Water Division, and Affordable Housing.

Dan Esquibel, Planning Manager, noted that the Land Use Director may sign in place of the City Manager.

Chair Clow inquired whether the permitting would need to be completed by August 31, 2026. Mr. Esquibel responded that this is correct.

Chair Clow inquired regarding the development review team (DRT) concerns. Mr. Esquibel responded that DRT and the land use department were among a large body of people who review the application for their own components. The land use department deals with matters such as construction and design, roadway elements, and drainage. There are conditions that elements of Jacobo Road must be implemented during the construction process.

Chair Clow inquired regarding the parking deviation and noted the lack of balconies. Heather Lamboy, Land Use Director, responded that she received the parking deviation. The applicant submitted the application before the new code was adopted. The parking configuration complies with the current code but not with the old code. Balconies are required under the current code but not under the old code. Mr. Esquibel added that the project meets open space requirements.



MINUTES

REGULAR MEETING OF THE
PLANNING COMMISSION
May 7, 2026, AT 6:00 PM

Vice Chair Smith inquired regarding the proposed building colors.

Alexander Dzuric, 222 East Marcy Street, Santa Fe; Jenn Lopez, 224 Hermosa Circle, Durango Colorado; and Greg Shaffer, 102 Grant Avenue, Santa Fe, were sworn in.

Mr. Dzuric, the agent, Autotroph Inc., introduced the project team and shared the project overview.

Ms. Lopez, Project Moxie, noted her availability to answer questions regarding the financing of the project. The project would primarily serve those earning between \$20,000 and \$70,000 per year.

Mr. Dzuric shared additional project details, including the roadway infrastructure and pedestrian connections. He shared renderings of the proposed buildings, noting that color was used to break up the massing of the buildings. Warm shades of brown and tan were proposed. Water will be captured for storage and irrigation.

Mr. Dzuric expressed approval of most of the conditions of approval, with some exceptions. He proposed alternate language to Condition 18: Santa Fe County shall provide adequate assurances, acceptable to the city of Santa Fe, that adequate resources have been budgeted and are currently available to fund the cost estimate required by Condition 17, which may be in the form of an intergovernmental agreement between the two governmental entities or other mutually acceptable means.

Mr. Dzuric proposed alternate language to Condition 19: The applicant shall coordinate with city staff on establishment of design criteria for the improvement of Camino de Jacobo, allowing for flexibility in design to accommodate existing conditions and available right-of-way width. The improvement of Camino de Jacobo, in conjunction with the Nueva Acequia development plan, shall safely meet the transportation needs of all users, including pedestrians of all ability levels, bicyclists, and motorists.

Mr. Dzuric requested that Conditions 21, 22, 23, 25, and 26 be removed, as they are beyond the mitigation scope of the project.

Mr. Shaffer, Santa Fe County Manager, clarified that the issue is not that the county cannot legally provide a financial guarantee; rather, it is not the typical way the county conducts business when funding projects with other governmental entities.

Chair Clow requested that the city respond to the statements and requests of Mr. Shaffer and Mr. Dzuric. Mr. Esquibel responded that there are multiple ways for an



City of Santa Fe

MINUTES

REGULAR MEETING OF THE
PLANNING COMMISSION
May 7, 2026, AT 6:00 PM

applicant to accommodate infrastructure requirements. The financial guarantee is a requirement under the ordinance established by the governing body, and no variances were requested. He suggested amending the additional staff condition to allow the Land Use Director to work with the county on solutions for financing and the bicycle lanes.

Chair Clow inquired whether Conditions 21, 22, 23, 25, and 26 could be removed. Mr. Pacheco responded that a memorandum was just issued that eliminates those conditions. The traffic impact analysis will also need to be updated and revised for staff's technical corrections, and that will be communicated. Chair Clow inquired whether the memorandum could be included in the record. Mr. Esquibel responded that the traffic division and land use department work from different perspectives, and variances were not on the agenda. He agreed to draft a condition that would allow the Land Use Director to work with the county in order to complete all requirements without compromising regulations. Ms. Lamboy clarified that the entire team would work on these matters.

Chair Clow requested confirmation that the Santa Fe City Housing Authority was contributing \$1.5 million toward the project. Ms. Lamboy responded that this is correct.

Commissioner Kapin inquired whether the bicycle lanes on San Alberto and San Ignacio would be designed with pedestrian connectivity. Mr. Dzuric responded that there would be combination pedestrian and bicycle paths. Commissioner Kapin inquired whether they would extend to Airport Road. Mr. Dzuric shared the locations of the proposed sidewalks and bicycle lanes on the slide, noting that there may be future plans for connectivity to Airport Road, but it is not currently part of the project.

Commissioner McGhee expressed approval of the project and inquired regarding the childcare center. Mr. Dzuric responded that he is unsure of the schedule, as the team is working to secure funding for the childcare center. A location has been allocated to it.

Commissioner [REDACTED] inquired regarding the estimated construction cost per square foot. Mr. Dzuric responded that the estimated cost is \$250 per square foot, plus or minus \$50.

Daniel Werwath, 1611 Camino Porvenir, Santa Fe, expressed support for the project and suggested that developers of affordable housing not be required to fund and build public infrastructure to the degree that other developers are required to do so.

Commissioner Kapin inquired regarding the proposed amenities for seniors. Mr. Dzuric responded that there would be a space for cornhole and other activities, a covered outdoor gathering area, and benches.



MINUTES

REGULAR MEETING OF THE
PLANNING COMMISSION
May 7, 2026, AT 6:00 PM

Commissioner Barber inquired regarding the collected rainwater and underground reservoir. Mr. Dzuric responded that the water would not be recycled for irrigation; rather, it would be retained for 24 hours and allowed to overflow and infiltrate the site. It is hoped that passive irrigation can be built into the water's route from the roof.

Mr. Esquibel noted that staff's additional condition of approval was modified as follows: Final approval of the development plan will occur at the time of recordation of the development plan at the County Clerk's office with signatures of the Planning Commissioner, City Engineer, Planning and Land Use Director, Planning Manager, Water Engineer and Affordable Housing.

- a) The Planning and Land Use Director shall be allowed to continue working with the county to mitigate impacts and coordinate development review and approval, allowing for alternative means of compliance for the roadway, bike lane, and traffic impacts, and the implementation and modification of conditions without returning to the Planning Commission for approval, and
- b) Removal of Conditions 17 and 18.

Mr. Dzuric indicated that the condition was acceptable.

MOTION: Commissioner Kapin moved, seconded by Vice Chair Smith, to approve Case #2025-11625, Camino de Jacobo Development Plan, subject to the conditions read into the record and agreed upon by the applicant, staff, and county.

VOTE: The motion was approved on the following roll call vote:

For: Vice Chair Peter Smith
Commissioner TJ Rieland
Commissioner Piper Kapin
Commissioner Gurushabad Mirando
Commissioner Sasha McGhee
Commissioner Kelly McReynolds
Commissioner Scott Barber

Against: None

Abstain: None

G. STAFF COMMUNICATIONS

Ryan Handy, Headwater Economics, speaking via teleconference, shared a presentation



MINUTES

REGULAR MEETING OF THE
PLANNING COMMISSION
May 7, 2026, AT 6:00 PM

called Living With Wildfire: Risk, Resilience, and Our Economic Future.

Chair Clow inquired whether cities are requiring owners and neighborhoods to clean up their areas. Ms. Lamboy responded that inspectors cite properties for weeds and trash.

Vice Chair Smith inquired regarding advantages to Santa Fe's historic construction style. Ms. Handy responded that Santa Fe's historic construction style is comparatively fire resistant, as it uses concrete-based stucco and adobe, which are non-combustible. Santa Fe architecture typically lacks wooden siding and roofs. Wooden beams and vigas do not ignite quickly. Vulnerabilities include coyote fencing and certain vegetation, especially piñon-juniper trees, which are highly flammable but popular in Santa Fe, particularly close to homes.

Commissioner Kapin inquired whether requirements or incentives for fire-resistant retrofitting are being considered for the current code update. Ms. Lamboy responded that staff have spoken with the fire department and insurance companies regarding this issue; a code framework is needed.

Chair Clow noted that an insurance company recently requested that piñon trees be removed from a property; however, the city did not allow them to do so, as it is not permitted to cut piñons of certain sizes. This part of the code may need to be reconsidered. Ms. Lamboy expressed agreement, noting that staff has worked with the fire department regarding fire breaks.

Commissioner McReynolds noted that owners of properties near arroyos have begun experiencing issues sourcing insurance coverage. Ms. Handy responded that the Marshall Fire in Colorado affected an urban area near a grassy open space. Insurance companies have taken note of this.

H. MATTERS FROM THE COMMISSION

Commissioner Kapin noted that the issue of developers of affordable housing being required to fund public infrastructure merits further discussion as the new code and general plan are discussed.

Vice Chair Smith expressed interest in reviewing a list of ways the applicant for Case #2025-11625 achieved a cost of \$250 per square foot. Chair Clow noted that eliminating balconies, which are required under the new code, saved significant costs. Vice Chair Smith suggested that credit unions and local banks may be able to provide supported loans rather than bonding.



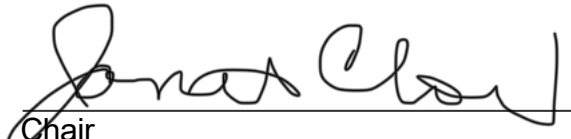
MINUTES

REGULAR MEETING OF THE
PLANNING COMMISSION
May 7, 2026, AT 6:00 PM

Mr. Esquibel asked how many Commissioners would be able to attend the workshop on May 21, 2026, at 6:00 p.m. There will be a quorum.

I. ADJOURNMENT 8:19 P.M.

Liaison



Chair