City of Santa Fe

MINUTES

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

Vice Chair Smith called the meeting to order at 6:04 p.m.

A. ROLL CALL

Commissioners Present:
Chair Janet Clow (via teleconference)
Vice Chair Peter Smith
Commissioner Thomas (TJ) Rieland
Commissioner Piper Kapin (via teleconference)
Commissioner Sasha McGhee
Commissioner Gurushabad Mirando
Commissioner Scott Barber (from 6:13 p.m.)

Vice Chair Peter Smith served as Acting Chair during the meeting.

B. PLEDGE OF ALLEGIANCE

Commissioner McGhee led the Pledge of Allegiance.

C. APPROVAL OF AGENDA

MOTION: Chair Smith requested a roll call to approve the agenda, as presented.

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

For:
Chair Janet Clow
Vice Chair Peter Smith
Commissioner TJ Rieland
Commissioner Piper Kapin
Commissioner Sasha McGhee
Commissioner Gurushabad Mirando

Against: None

Abstain: None

D. APPROVAL OF CONSENT AGENDA

MOTION: There were no mover and seconder, to approve the consent agenda, as presented. There were no items on the consent agenda.

VOTE: The consent agenda was approved on the following roll call vote:

For: Chair Janet Clow
Commissioner TJ Rieland
Commissioner Piper Kapin
Commissioner Sasha McGhee
Commissioner Gurushabad Mirando

Against: None

Abstain: None

E. APPROVAL OF MINUTES

1. June 4, 2026

MOTION: Chair Clow moved, seconded by Commissioner Mirando, to approve the minutes of the June 4, 2026, Planning Commission meeting, as amended.

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

For: Chair Janet Clow
Vice Chair Peter Smith
Commissioner TJ Rieland
Commissioner Piper Kapin
Commissioner Sasha McGhee
Commissioner Gurushabad Mirando

Against: None

Abstain: None

2. June 18, 2026

MOTION: Commissioner Rieland moved, seconded by Commissioner Mirando to approve the minutes of the June 18, 2026, Planning Commission meeting, as presented.

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

Against: None

Abstain: Chair Janet Clow

F. OLD BUSINESS

1. **Case #2025-11753.** The City Attorney's Office (CAO) is requesting a motion to amend the previous conditions of approval to remove the requirement that the Applicant hire an artist from Santa Fe to complete the two murals (Natalie Cauley, Assistant City Attorney, nscauley@santafenm.gov).

Cases #2025-11753 and #2025-11756 were presented together.

Ms. Cauley presented the background and analysis of the cases, noting that the CAO reviewed the conditions of approval and concluded that the requirement for the residency of the artist(s) completing the mural is likely not legally enforceable. The CAO recommended that the Planning Commission make a motion to amend something previously adopted to strike the artist residency requirement from the conditions of approval for each case. The findings of fact and conclusions of law may then be adopted without the artist-residency requirement.

Vice Chair Smith inquired whether one or two motions were required for the two cases.
Ms. Cauley responded that one motion for both cases would be sufficient.

Commissioner Kapin expressed understanding of the legal concerns but noted a need to retain the intention that motivated the condition, namely, a desire to create opportunities for Santa Fe artists to contribute to a public-facing portion of the project. She noted that the applicant voluntarily agreed to engage artists from Santa Fe. She also noted that the city's public art policy recognizes the role public art can play in reflecting Santa Fe's cultural heritage, engaging the community, and contributing to its vibrant neighborhoods. She proposed to state the motion as follows: "to amend the previously adopted conditions of approval for Cases #2025-11753 and #2025-11756 by replacing the requirement that the applicant hire artists from Santa Fe with the following: 'The applicant shall make a good-faith effort to solicit proposals from Santa Fe artists for the two required murals, including direct outreach to Santa Fe artists or Santa Fe arts organizations; the applicant shall provide documentation of those outreach efforts to the city prior to selecting the artist or artists.'" She requested advice from legal counsel and the Commission on the proposed language.

Commissioner McGhee expressed support for the changed language.

Ms. Cauley noted that Commissioner Kapin's proposed language was acceptable; however, because the proposed motion was not on the agenda, the applicant was not given an opportunity to respond. She suggested that the Commission retain the previous motion and recognize Commissioner Kapin's recommendation for the record. She further noted that the findings of fact and conclusions of law do not include the residency requirement and suggested that their approval be deferred to another meeting.

Dan Esquibel, Land Use Planner Senior, requested confirmation that Commissioner Kapin's motion would be presented at the August 20, 2026, meeting. Commissioner Kapin responded that Ms. Cauley stated that the previous motion would be retained. Vice Chair Smith noted that he understood Ms. Cauley's advice to be not to change the motion at this time but to include Commissioner Kapin's comments as the Commission's intention. Ms. Cauley responded that this was correct.

Commissioner Mirando clarified that the intent of his motion was to postpone the case to revise the findings and conclusions to reflect the original motion, as the Commission had established the need for it.

MOTION: Commissioner Mirando moved, seconded by Commissioner Rieland, t postpone Cases #2025-11753 and #2025-11756 to the August 20, 202(meeting.

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

For: Chair Janet Clow
Commissioner TJ Rieland

Commissioner Sasha McGhee
Commissioner Gurushabad Mirando
Commissioner Scott Barber

Against: None

Abstain: None

2. **Case #2025-11756.** The City Attorney's Office is requesting a motion to amend the previous conditions of approval to remove the requirement that the Applicant hire an artist from Santa Fe to complete the two murals (Natalie Cauley, Assistant City Attorney, nscauley@santafenm.gov).

This item was heard with Case #2025-10753, and the two cases were covered by a single motion.

G. APPROVAL OF FINDINGS/CONCLUSIONS

1. **Case #2025-11753. 1802, 1750 Cerrillos Road, 1361 Fourth Street, and 3 RD Berry Avenue Development Plan. (POSTPONED FROM JULY 16, 2026)**

Vice Chair Smith left the meeting for approximately four minutes. Commissioner Mirando acted as Chair in his absence.

Ms. Cauley recommended that approval of findings and conclusions for Cases #2025-11753 and #2025-11756 be postponed.

MOTION: Commissioner McGhee moved, seconded by Commissioner Rieland, to postpone approval of findings and conclusions for Cases #2025-11753 and #2025-11756, per the Board's previous postponement of discussion of the murals to August 20, 2026.

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

For:

Chair Janet Clow
Commissioner TJ Rieland
Commissioner Piper Kapin
Commissioner Sasha McGhee
Commissioner Scott Barber

Against: None

Abstain: None

2. **Case #2025-11756. 1802, 1750 Cerrillos Road, 1361 Fourth St, and 3 RD Berry Avenue Special Use Permit. (POSTPONED FROM JULY 16, 2026)**

This item was discussed with Case #2025-10753, and the two cases were covered by a single motion.

3. **Case #2025-11265. 996 Martinez Lane Certificate of Compliance. (POSTPONED FROM JULY 16, 2026)**

MOTION: Commissioner McGhee moved, seconded by Commissioner Barber, to approve the findings and conclusions for Case #2025-11265 without changes or corrections.

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

For: Chair Janet Clow
Commissioner TJ Rieland
Commissioner Piper Kapin
Commissioner Sasha McGhee
Commissioner Scott Barber

Against: None

Abstain: None

H. CONSENT

There were no items under consent.

I. STAFF COMMUNICATIONS

1. Update on the Economic Development Strategic Plan (Johanna Nelson, Director; jcnelson@santafenm.gov).

Staff Communications was heard after Old Business.

Land Use Director Heather Lamboy noted that it was suggested that an economic development strategy be created as a companion project to the strategic plan.

Ms. Nelson noted that Leland Consulting has been engaged to assist staff with developing a new five-year economic development comprehensive strategic plan. She provided an update on the team's progress, noting that there are nine tasks, and the team is currently performing the fourth and fifth tasks, which involve in-depth interviews. The team is also working to revise and refine existing plans so that they can be incorporated into the economic development comprehensive strategic plan.

Vice Chair Smith requested that Ms. Nelson share the slide deck with the Board. Ms. Nelson agreed to do so after the meeting. Vice Chair Smith expressed appreciation for the focus on smaller and local businesses. Ms. Nelson responded that the office is working to deliver a business retention and expansion initiative.

Commissioner Mirando inquired regarding how the nodes are identified and whether staff could incorporate that information into the code rewrite. Ms. Nelson responded that she believes the nodes are identified by reviewing the land use code for trends, gaps, and opportunities. She noted that she would welcome the opportunity to work with staff once a draft is received from the consultants. Commissioner Mirando inquired regarding the use of tracking software. Ms. Nelson responded that she has not heard of Google applications being used, but Placer.ai and other tools are used to track commuter and workforce activity.

Ms. Lamboy noted that the general plan amendments would assist the team in refining the city's economic development goals. She noted that Ms. Nelson had applied for a TradePort grant.

Commissioner Mirando inquired whether there was fluid discourse with the team that is rewriting the general plan. Ms. Nelson responded that there was.

J. NEW BUSINESS

1. **Case #2024-7999. 2981 Galisteo Road Development Plan.** JenkinsGavin, Agent for Anchorum St. Vincent, Owner, requests Development Plan approval to construct a 65,937-square-foot skilled nursing facility. The property is located at 2981 Galisteo Road and consists of approximately 6.325 acres. The project site is zoned Business Industrial Park (BIP) and is within the Suburban and River and Trails Archaeological Review Districts. George Terry, Case Manager, agterry@santafenm.gov. **(POSTPONED FROM JULY 16, 2026)**

Mr. Terry presented the case and the staff recommendation. Staff recommended approval of Case #2024-7999, 2981 Galisteo Road Development Plan, subject to the conditions of approval and technical corrections included in Attachment A, based on the findings set forth in the staff report.

Jennifer Jenkins, the agent, 130 Grant Avenue, Santa Fe, was sworn in. She shared additional details of the proposed project, including the specific type of medical care to be provided, emergency access, pedestrian amenities, statistics indicating a need for the proposed facility, statistics from the traffic impact analysis (TIA), and renderings of the facility. The applicant's traffic engineer recommended that the city reduce the posted speed limit to 20 miles per hour at the curve along Galisteo Road and install advance curve warning signage.

Commissioner Barber inquired how future growth was calculated into the TIA. Ms. Jenkins responded that a 1% growth rate was used.

Commissioner Kapin expressed appreciation for the proposed trail and inquired where it connects to the road in comparison to an existing bus stop. Ms. Jenkins shared an aerial image showing the trail and bus stop and responded that there would be safe connections. Commissioner Kapin noted that road striping may be needed.

Vice Chair Smith opened the floor to public comment.

Leesa Key, 2913 Corte del Potro, Santa Fe, was sworn in. She noted that the proposed facility would be across the street from her home and that she had no concerns regarding the building. She noted that residents of the area have been using the subject site for walking their dogs and exercising and suggested that the applicant find a way to facilitate continued exercise opportunities on the site for neighbors and future staff. She also suggested improvements to the road conditions, which are already poor and may be worsened by construction vehicles.

A resident of 2912 Corte del Potro, Santa Fe, was sworn in. She expressed support for the project and agreement with Ms. Key's concerns regarding traffic and a lack of safe multimodal access. She requested that the city recognize the neighborhood's traffic and roadway issues and noted that the crash data used in the TIA may be outdated.

Vito Spinale, 2946 La Silla Dorada, Santa Fe, was sworn in. He expressed support for the project but noted concerns regarding increased traffic. He requested that the city review the changing conditions of the traffic and roadways in the area.

Miriam Corneli, 2639 Via Berrenda, Santa Fe, was sworn in. Speaking via teleconference, she expressed agreement with the aforementioned issues regarding Galisteo Road's worsening conditions, the traffic concerns, and the suggestion to reserve a portion of the existing open space for local walkers and residents. She suggested that the city consider installing speed bumps.

Vice Chair Smith closed the public hearing.

Commissioner McGhee noted the presence of the engineer and inquired whether there were plans to improve the road conditions in the subject area. City Traffic Engineering Technician Leroy Pacheco shared how the Public Works department implements improvement processes, noting that it is a political process reliant on neighborhoods approaching the city with their concerns. Commissioner McGhee requested confirmation that there were no current plans to improve the intersection in question, and that neighbors are recommended to contact the City Council to be placed on a list. Mr. Pacheco responded that the project in question would not contribute to the failing southbound turn from Galisteo Road. Such findings are now being fed into the Public Works planning processes so that areas can be identified for possible inclusion on future capital improvement lists. He agreed to ensure that the intersection in question is tracked.

Commissioner Mirando inquired whether the crash incidents used for the TIA were current. Mr. Pacheco responded that the crash analysis for the TIA was performed by a now-deceased individual using different protocols. The traffic review team now has access to the Metropolitan Planning Organization (MPO) crash dashboard and will make that data more available to the traffic engineering group. While the crash analysis is accurate, Mr. Pacheco was unsure of how recent the crash data is. When he was granted access, he was instructed not to share the MPO crash dashboard with developers but will inquire whether he can do so now.

Commissioner Mirando inquired how the infrastructure issues of the area could be mitigated if the project in question were approved. Mr. Pacheco noted that, for all developments, growth pays for its impacts. Mr. Esquibel noted that the city has already established and approved a list of how impact fees are assessed and how the funds are allocated. He was unsure of the process to amend it.

Vice Chair Smith requested that staff inform other city staff that development in the area would worsen the conditions of the intersection in question. Mr. Esquibel agreed to do so. Mr. Pacheco noted that the list of capital improvement projects was long.

Ms. Jenkins noted a willingness to create an addendum to support city efforts to allocate resources toward improvements to Galisteo Road, provided that the necessary information was made available.

MOTION: Commissioner Mirando moved, seconded by Commissioner McGhee, to approve Case #2024-7999, subject to the conditions of approval and technical corrections in Attachment A, based on the finding set forth in the staff report; and to highlight to the Governing Body that this approval would further tax a roadway that has already outlived its useful life.

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

For: Chair Janet Clow
Commissioner TJ Rieland
Commissioner Piper Kapin
Commissioner Sasha McGhee
Commissioner Gurushabad Mirando
Commissioner Scott Barber

Against: None

Abstain: None

2. **Case #2026-12047. 1202 West Alameda Rezoning.** JenkinsGavin Inc, Agent for Boyd & Allister, LLC, "Applicant," asks the Planning Commission to recommend the Governing Body approve a rezoning on the 1.695-acre lot at 1202 West Alameda to establish a new planned unit development (PUD) overlay expanding the allowed uses in the existing PUD overlay (Ordinance #2006-49). The property is zoned C-2 PUD and is in the River and Trails Archeological Review District (Claudia Kath, Case Manager, cmkath@santafenm.gov).

Cases #2026-12047 and #2026-12048 were presented together.

Ms. Kath presented the case and the staff recommendation. Staff recommended that the Planning Commission recommend the Governing Body approve both cases, subject to the conditions of approval and technical corrections outlined in Attachment A of the staff report.

Commissioner McGhee noted that she was unable to locate the early neighborhood notification (ENN) notes in the attachments. Ms. Kath responded that the notes were submitted; however, the ENN notes often end up not being printed when they come at the end of large files.

Commissioner Kapin inquired whether there was a difference between the parking spots designated for bicycles and those designated for electronic bicycles, such as charging ports. Ms. Kath responded that she believes there will be charging ports. Commissioner Mirando noted that the spaces may just require different infrastructure.

Ms. Jenkins, the agent, previously sworn in, provided additional details on the proposed project, including phasing, a traffic study, and a request to consider a modification to the permissible uses to include service establishments.

Chair Clow inquired whether a new condition could be added when it had not been noticed. Ms. Cauley responded that it could not.

Commissioner Rieland inquired regarding the date of the traffic study.

Carl Vermillion, traffic engineer, 10554 Coyote Canyon Place Northwest, Albuquerque, was sworn in. Speaking via teleconference, he noted that the traffic counts were taken in January of 2025; however, adjustments were made to aggregate the numbers toward busier seasons. Commissioner Rieland noted that Santa Fe was busiest in August. Ms. Jenkins responded that it is often not possible to choose the time of a traffic study; however, Mr. Vermillion adjusted the numbers to reflect the median traffic counts in Santa Fe.

Commissioner Kapin noted that the subject property is located next to a church and inquired if the applicant had explored whether it would be possible to acquire a liquor license. Ms. Jenkins responded that this would be explored after the project is approved. Commissioner Kapin noted that this was a significant risk and inquired whether the applicant had a backup plan. Ms. Jenkins responded that she was unaware of a backup plan; however, there are other permitted uses that align with the owner's intent.

Commissioner Rieland inquired whether the PUD originally had a height limit and whether it falls within the River and Trails overlay. Ms. Kath responded that the height limit was always 45 feet. Mr. Esquibel responded that the subject property is not within the River Corridor District.

Vice Chair Smith inquired whether a third floor would require a new proposal. Ms. Lamboy responded that, per the PUD, the height is regulated by the C-2 zoning district. If the applicant could accommodate a third floor within the 45-foot limit, they would be allowed to do so; however, the Commission may impose a height limit on the PUD.

Vice Chair Smith opened the floor to public comment.

Cecilia Keough, 120 Sereno Drive, Santa Fe, was sworn in. She noted that she lives across the street from the subject site and that she and her neighbors approve of the proposal; however, if the building is ever built to its permissible height of 45 feet, it would become unsightly. The proposed height of 30 feet, three inches is acceptable. She suggested that the Commission limit the project to its proposed height.

Patricia Cruz, 110 Pine Street, Santa Fe, was sworn in. She noted that she lives across the street from the subject site and supports the project. She expressed concerns regarding traffic, lighting, the permissible height of 45 feet, and the possibility that a traffic light may be required in the future. She noted that her neighbors have expressed support for the restaurant.

Michael Gold, 217 Vuelta Roble, Santa Fe, was sworn in. He expressed approval of the project and agreement with the concerns already noted. He suggested that the Commission address lighting to ensure that there will be no fugitive lighting or large illuminated signage.

Vice Chair Smith closed the public hearing.

Commissioner Barber requested that the agent address the concerns expressed regarding lighting and a traffic signal. Ms. Jenkins responded that certain warrants must be met to require a traffic signal, and it is highly unlikely that one would be needed near the subject site. The city's lighting ordinance states that lighting must be fully shielded and not extend beyond the property line.

Commissioner Barber inquired how Condition No. 10 can be met if the existing pond cannot handle pretreatment. Ms. Jenkins responded that all conditions have been addressed with staff. The property has a separate drain in the dumpster area. There are water quality mechanisms and filtering in the ponds to protect the river. The plans have been submitted to staff.

Commissioner Rieland requested confirmation that the Commission could request a height restriction. Mr. Esquibel responded that this is correct.

Commissioner Mirando inquired whether the owner may decide to add a third floor. Ms. Jenkins responded that the owner does not currently desire a third floor. The second floor is part of the second phase.

Vice Chair Smith requested confirmation that, if the Commission approved a limitation of the project to two floors, a future owner would still be able to request a variance. Mr. Esquibel responded that the Commission's conditions would only be recommendations to the Governing Body, which could approve or modify them.

Commissioner Mirando inquired whether the Commission could propose a condition that a future third floor would require the Commission's approval. Mr. Esquibel responded that it would need to be approved by the Governing Body. The development plan is nested under the ordinance.

Commissioner Kapin noted that, while a third floor may appear awkward, the location is ideal for infill, which could be used to mitigate the housing crisis.

Commissioner Mirando noted that the code has no form-based standards and that, if no conditions were made regarding a third floor, it would be covered by the points system. Ms. Lamboy responded that this is correct; however, the code is currently being revised.

Commissioner Rieland inquired whether the current proposed height would include masking rooftop components. Ms. Jenkins noted that the current proposed height is 30 feet, three inches; however, there are currently no construction documents. She requested that the Commission allow for flexibility.

Mr. Esquibel suggested that the Commission add a condition that the residential use be limited to regular residential two-story. The measurement allowance extends to the roof deck, so additional height would be permitted for a parapet and amenities. Ms. Lamboy expressed agreement, noting that the situation was unique because a second story was being added to a tall one-story structure.

MOTION: Commissioner McGhee moved, seconded by Commissioner Rieland, to recommend that the Governing Body approve Case #2026-12047, subject to the conditions and approval and technical corrections in Attachment A of the staff report, as well as an additional condition that the project be limited to two stories.

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

For: Chair Janet Clow
Commissioner TJ Rieland
Commissioner Piper Kapin
Commissioner Sasha McGhee
Commissioner Gurushabad Mirando
Commissioner Scott Barber

Against: None

Abstain: None

3. **Case #2026-12048. 1202 West Alameda Development Plan.** JenkinsGavin Inc, Agent for Boyd & Allister, LLC, "Applicant," asks the Planning Commission to recommend that the Governing Body approve a final development plan for the 1.695-acre property at 1202 West Alameda, pursuant to Santa Fe City Code Section 14-4.1.A.3.III.b. The property is zoned C-2 PUD and is in the River and Trails Archeological Review District (Claudia Kath, Case Manager, cmkath@santafenm.gov).

This case was presented with Case #2026-12047.

Commissioner Mirando inquired whether the motion could include a proposal that the Governing Body consider an additional use for the property. Ms. Cauley advised that this not be done, as the requested additional use, namely, service establishments, was broad and significantly differed from the proposed uses, and the public was not provided notice of the request. Adding a new use could jeopardize the rezoning process.

Ms. Jenkins noted that the Governing Body would be unlikely to hear the case within three months, which would allow time for an additional ENN meeting to discuss the request. She inquired whether the Commission could make a recommendation that the Governing Body consider an additional use, subject to an additional ENN meeting. Chair Clow noted that the ENN was not the only issue. If the Commission were to recommend the additional use, it would be approving an item the public had no notice of. She recommended that the Commission follow Ms. Cauley's advice. Commissioner Kapin noted that there would be an opportunity for public comment at the Governing Body meeting. Chair Clow responded that the process would still be considered faulty.

Commissioner Mirando noted that he had seen proposed uses be added or removed in past cases. Mr. Esquibel responded that a PUD restricts a property's uses; therefore, uses cannot be significantly adjusted during a public hearing.

Vice Chair Smith inquired whether the applicant could add another use within the next five years. Mr. Esquibel responded that they could; however, they would need to undergo the full application process under the new code.

MOTION: Commissioner McGhee moved, seconded by Commissioner Mirando, to recommend that the Governing Body approve Case #2026-12048, subject to the conditions and approval and technical corrections in Attachment A of the staff report, as well as an additional condition that the project be limited to two stories.

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

For:
Chair Janet Clow
Commissioner TJ Rieland
Commissioner Piper Kapin
Commissioner Sasha McGhee
Commissioner Gurushabad Mirando
Commissioner Scott Barber

Against: None

Abstain: None

K. MATTERS FROM THE COMMISSION

Chair Clow inquired whether there would be a meeting on August 7, 2026, to discuss Phase 2 of the code. Commissioner Rieland responded that he had received an email from Senior Planner Joel Cruz-Haber proposing a meeting on August 14, 2026, from 12:30 to 2:30 p.m.

L. ADJOURNMENT

9:23 P.M.

Liaison

Chair