City of Santa Fe

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION
June 4, 2026, AT 6:00 PM

Vice Chair Smith called the meeting to order at 6:03 p.m.

A. ROLL CALL

Commissioners Present:
Chair Janet Clow (via teleconference)
Vice Chair Peter Smith
Commissioner Thomas (TJ) Rieland
Commissioner Piper Kapin
Commissioner Sasha McGhee (from 6:06 p.m.)
Commissioner Gurushabad Mirando (from 6:08 p.m.)
Commissioner Scott Barber

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

B. PLEDGE OF ALLEGIANCE

Vice Chair Smith led the Pledge of Allegiance.

C. APPROVAL OF AGENDA

MOTION: Commissioner Rieland moved, seconded by Commissioner Kapin, to approve the agenda, as presented.

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

For:
Commissioner TJ Rieland
Commissioner Piper Kapin
Commissioner Scott Barber

Against: None

Abstain: None

D. APPROVAL OF CONSENT AGENDA

MOTION: Commissioner Rieland moved, seconded by Commissioner McGhee, to approve the consent agenda, as presented.

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

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

Against: None

Abstain: None

E. APPROVAL OF MINUTES

1. April 16, 2026

MOTION: Commissioner Kapin moved, seconded by Commissioner Rieland, to approve the minutes of the April 16, 2026, Planning Commission meeting, postponed to May 7, 2026, as presented.

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

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

Against: None

Abstain: None

2. May 7, 2026

MOTION: Commissioner Barber moved, seconded by Commissioner Kapin, to approve the minutes of the May 7, 2026, Planning Commission meeting, as presented.

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

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

Against: None

Abstain: None

F. APPROVAL OF FINDINGS/CONCLUSIONS

1. **Case #2025-10766. 2780 South Meadows Road, General Plan Amendment.**

MOTION: Commissioner McGhee moved, seconded by Commissioner Mirando, to approve findings for Case #2025-10766 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 Gurushabad Mirando
Commissioner Sasha McGhee
Commissioner Scott Barber

Against: None

Abstain: None

2. **Case #2025-10767. 2780 South Meadows Road, Rezoning.**

MOTION: Commissioner Kapin moved, seconded by Commissioner McGhee, to approve findings for Case #2025-10767 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 Gurushabad Mirando
Commissioner Sasha McGhee
Commissioner Scott Barber

Against: None

Abstain: None

3. **Case #2025-11625. 1335 Camino de Jacobo, Development Plan.**

MOTION: Commissioner McGhee moved, seconded by Commissioner Kapin, to approve findings for Case #2025-11625 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 Gurushabad Mirando
Commissioner Sasha McGhee
Commissioner Scott Barber

Against: None

Abstain: None

G. CONSENT

1. **Case #2026-12244. Cluster Housing at Monte Sereno, Development Plan & Variance Time Extension.** Amrit Aristimuno, "Agent," 21 Club Holdings, LLC, Applicant, "Owner," request development plan and variance approval to construct 50 dwellings with attached garages, ranging in size from 1,725 square feet to 3,425 square feet, for a total square footage of up to 200,050 square feet (project). The variance is to Terrain and Stormwater Management Subsections 14-8.2. D.1.I. and 14-8.2.D.2.II. for road construction within the project. The project is approximately 17.06 acres and zoned Planned Residential Resort Community (PRRD), located west of Highway 285, 2001 Sangre Vista Drive and 1001 Tesuque Trail Lane, and is within the Monte Sereno Development. (Claudia Kath, Case Manager, cmkath@santafenm.gov).

H. NEW BUSINESS

1. **<u>Case #2025-11753</u>. 1802 and 1750 Cerrillos Road, 1361 Fourth Street, and 3 RD Berry Avenue, Development Plan.** Sommer Karnes & Associates LLP and B Constructiv LLC, "Agent" for Amatren, LLC., owner and applicant, "Applicant," requests approval of a development plan on 2.72 acres for an indoor self-storage facility containing climate-controlled storage and community offices; creative office suites (mini-storage units); and a community dog park. The properties are zoned C-2 (General Commercial) and located within the Cerrillos Road Highway Corridor (CRHC) Protection District Zone One and the Suburban Archaeological Review District. (George Terry, Case Manager, agterry@santafenm.gov).

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

Mr. Terry presented the cases and the staff recommendation. Staff recommended that the Planning Commission approve both cases, subject to the conditions of approval and technical corrections outlined in Attachment A of the staff report.

Commissioner Rieland inquired whether the traffic assessment was conducted when Empire Builders Supply Co Inc. was still active or after it became vacant. Mr. Pacheco responded that it was based on the uses of the Empire Builders building and the planned improvements to Cerrillos Road.

Vice Chair Smith requested additional information on the mural and the creative workspaces. Mr. Terry responded that the mural is discussed in the public comment record and is treated as a neighborhood context issue. Some of the storage units will be converted into small, boutique-style operating spaces for many uses. As they will still resemble storage units, they will have garage-style doors.

Joseph Karnes, Sommer Karnes & Associates LLP, 125 Lincoln Avenue, Santa Fe; Drew Dolan, Dxd Capital LP, 816 Salamanca Street, Albuquerque; and Lisa Martinez, B Constructiv, LLC, 3201 C Zafarano Drive, Santa Fe, the applicants, were sworn in.

Ms. Martinez noted that the intention of the project was to redevelop an underused commercial property and add spaces to support small businesses and entrepreneurs. The project would expand commercial and employment opportunities and provide greater visual interest than the existing building.

Mr. Dolan shared statistics of user demand for self-storage and reasons self-storage facilities make good neighbors. He noted that the two self-storage facilities nearest to the subject site are nearly at capacity and shared the proposed site plan compared to the existing Empire Builders building; the proposed building will be significantly smaller and set back from Cerrillos Road. The applicants are working with the city on the proposed bus stop relocation. He shared an image of the existing mural, painted in 1985. There is no way to salvage it, and the applicants plan to recreate it in another location on the proposed site.

Commissioner Kapin suggested that the mural be recreated on the exterior of the proposed building and inquired regarding the pricing model of the workspaces. Mr. Dolan responded that the monthly rent will likely be $10 to $15 per square foot, and leases for up to five years as well as month-to-month arrangements will be available. The workspaces will have electricity, lighting, heaters, and an option for plumbing.

Commissioner McGhee inquired whether the statement that facilities such as the proposed experience 1/20 traffic accounted for the workspaces and the dog park. Mr. Dolan responded that it referred to a storage facility compared to a retail use; it does not account for the dog park and community area.

Commissioner Barber inquired whether the creative workspaces would be in Site 1 or 2. Mr. Dolan responded that they would be in Site 2. Site 1 is proposed to be storage only.

Commissioner Rieland inquired regarding the operating hours for the workspaces and whether the dog park would be the responsibility of the tenants or overseen in-house. Mr.

Dolan responded that users of the workspaces would have access cards and could set their own operating hours. The dog park is built into the maintenance budget.

Mr. Karnes introduced himself as the land use counsel and addressed the special use permit request. He noted that many C-2 uses permitted by right are higher intensity than the proposed use, and staff has concluded that the application meets city code requirements. Concerns were expressed during the early neighborhood notification process regarding the impact on local businesses. Mr. Karnes noted that regulation of competition was outside the Commission's purview.

Mr. Rieland noted the presence of conflicting information regarding plans for a five-foot area between the road and the building. Mr. Dolan responded that there would be a landscape gravel area between the sidewalk and the road. There would be landscaping between the sidewalk and building.

Frank Culver, 5505 Old Santa Fe Trail, Santa Fe, was sworn in. He identified himself as the owner of Empire Builders and shared some history of the neighborhood and his business. He expressed satisfaction that the current building, which he considers unattractive, would be replaced by a more attractive one. He noted that he considered neighborhood concerns when choosing a buyer for the property, and he believes the applicant presented the best idea for the community. A study determined that the current mural cannot be restored.

David Barker, 1011 Old Santa Fe Trail, Santa Fe, was sworn in. He noted that Mr. Culver hired him, a real estate broker, to select an appropriate buyer for the property. Neighbors had expressed concern regarding other proposed uses for the property, such as an apartment complex. He noted that the proposal provides several community benefits, and that competition will reduce self-storage prices.

Forrest Thomas, 340 East Berger Street, Santa Fe, was sworn in. He identified himself as the owner of the nearby Santa Fe Self-Storage and noted that a special use permit is a privilege and requires more than code compliance. He noted that self-storage does not belong on a main commercial corridor and that DXD Capital practices aggressive pricing.

Sean Ham, 1600 Lena Street, Santa Fe, was sworn in. He identified himself as the owner of Iconik Coffee Roasters and noted that the renderings of the proposed project showed landscaping that was better suited to a Phoenix suburb than to Santa Fe. He expressed concern that the proposed 30-foot setback could be used by individuals experiencing homelessness, that the workspaces may become regular storage units due to the high rent, and that there were too many large corporations in the area.

Dierdre Harris, 814 Camino de Monte Rey, Santa Fe, was sworn in. She noted that she lives near the subject site and that the area already has nine self-storage facilities. She suggested that the subject site be used for residential units.

Mr. Terry noted that the Big Box Ordinance that was referenced does not apply to the proposed project, as it is not retail, and that the subject parcel's only overlays are the CRHC Protection District Zone One and the Suburban Archaeological Review District.

Vice Chair Smith inquired regarding the other uses previously proposed for the subject site. Dan Esquibel, Land Use Planner Senior, responded that the only application since 2005 was for a multi-family apartment complex, which the applicant withdrew due to opposition.

Commissioner Rieland inquired whether the Culver family still owned the land. Mr. Culver responded that he has sold it.

Mr. Esquibel provided additional clarification regarding the conditional use permit, noting that some uses can be permitted if reviewed and approved, which is the purpose of the current process.

Commissioner Mirando expressed difficulty in deciding whether to support the project. He noted that the site design and architecture were well done.

Commissioner Kapin expressed agreement that the building is attractive but noted that it seems out of character for the neighborhood and inquired whether the applicant had other design ideas. Mr. Dolan responded that changes were made after the neighborhood meeting, and he is open to changing the building's appearance further so that it fits into the neighborhood.

Chair Clow noted that the area in question is rather crowded and that the proposed project is a good use because it is low-key, set back from the street, and attractive. She noted that neighbors appeared to be satisfied with the proposal, as they have not expressed opposition. Commissioner Kapin noted that a few community members had expressed opposition at the meeting. Chair Clow responded that they did not appear in significant numbers to express opposition.

Commissioner McGhee noted that self-storage may not be the best use of the site, as there are other self-storage businesses in the area, but expressed support for the community space, dog park, and demolition of the existing building. She noted that housing may have been a better option.

Commissioner Kapin inquired whether the fire hydrant in the middle of the sidewalk would be relocated during the sidewalk improvement process. Heather Lamboy, Planning and Land Use Director, responded that it would. Commissioner Kapin congratulated Mr. Culver on operating a multi-generational small business for many years.

Commissioner Mirando suggested that the applicant address landscaping and screening and inquired whether specific intentions regarding the mural could be added as a condition of approval. Mr. Dolan responded that the mural would be recreated on the exterior of the building. The wall facing Cerrillos Road is not large enough; he believes the wall facing Fifth Street is the best option. He shared the landscape plan, noting that the landscaping depicted in the rendering is inaccurate and that the applicants are open to feedback.

Commissioner Mirando requested additional information regarding water harvesting and the proposed dog park. Mr. Dolan responded that the intention is to collect all water that comes from the roof and use it for landscaping. The applicant is working with a manufacturer of dog parks; it is likely that turf and a fence will be installed, ideally with a double-gate system. A water feature will likely not be provided to deter individuals experiencing homelessness from using the park after hours. More details can be added to the application.

Commissioner Kapin inquired regarding the size of the dog park and how it would be secured. Mr. Dolan responded that it would be 2,000 to 2,500 square feet and would have hours posted. The manager will observe it from the office across the street but cannot observe it after hours. It would likely not be possible to lock it after hours. Water will be available at Building 4.

Commissioner Kapin suggested that the applicant consider options to provide water in the park and inquired whether another wall could be used for a second mural by a local artist. Mr. Dolan responded that the southeast corner of Building 4 is not large enough for the original mural but would be an ideal place for a second one. Commissioner Kapin suggested that this be included in the motion.

Commissioner Mirando inquired whether the applicant would be open to returning with a more complete plan. Mr. Dolan responded that they could; however, there are timelines to consider.

Chair Clow expressed opposition to asking the applicant to return, noting that items such as the second mural could be added as conditions of approval and that staff would ensure that details such as landscaping were planned and completed appropriately.

MOTION: Commissioner Mirando moved, seconded by Commissioner McGhee, to approve Case #2025-11753, subject to the conditions of approval and technical corrections in Attachment A of the staff report.

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

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

Against: None

Abstain: None

2. **Case #2025-11756. 1802 and 1750 Cerrillos Road, 1361 Fourth Street, and 3 RD Berry Avenue, Special Use Permit.** Sommer Karnes & Associates LLP, and B Constructiv LLC, "Agent" for Amatren, LLC., owner and applicant, "Applicant," requests approval of a special use permit to develop an indoor self-storage facility containing climate-controlled storage and community offices; creative office suites (mini-storage units); and a community dog park on 2.72 acres. The properties are zoned C-2 (General Commercial) and located within the Cerrillos Road Highway Corridor (CRHC) Protection District Zone One and the Suburban Archaeological Review District. (George Terry, Case Manager, agterry@santafenm.gov).

This item was heard with Case 2025-11753.

MOTION: Commissioner Mirando moved, seconded by Commissioner Barber, to approve Case #2025-11756 subject to the conditions and approval and technical corrections in Attachment A of the staff report, as well as that the existing mural be reproduced on the exterior visible to the public and that a second mural, created by a Santa Fe artist, be added to the exterior in a location to be chosen by the applicant and staff.

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

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

Against: None

Abstain: None

3. **<u>Case #2025-11265</u>. 996 Martinez Lane, Certificate of Compliance.** Dalton Land Insights, LLC, "Agent" for Joseph Foster and Elaine Foster, "Owners/Applicants," requests Planning Commission review and action on a certificate of compliance for a lot or contiguous lots that have been created in violation of the procedural requirements of Section 14-3.7 Subdivision of Land. The property is approximately 0.317 acres, zoned R-5 Residential, and located within the Historic Downtown Archaeological Review District. (George Terry, Case Manager, agterry@santafenm.gov).

Mr. Terry presented the case and the staff recommendation. Staff recommended that the Planning Commission approve Case #2025-11265, 996 Martinez Lane, Certificate of Compliance, subject to the conditions of approval in Section VIII of the staff report.

Victoria Dalton, the agent, 915 Mercer Street, Santa Fe, was sworn in. She noted that the process has taken two years and that the Fosters support the recommended conditions and are willing to complete any required actions involving the existing sheds and casita. They would like to move forward with necessary repairs on the property as soon as possible.

A neighbor expressed approval of the new property owners' wish to improve the property, which had been in disrepair.

MOTION: Commissioner Kapin moved, seconded by Commissioner McGhee, to approve Case #2025-11265, based on the findings in the staff report and subject to the conditions of approval.

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

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

Against: None

Abstain: None

4. **<u>Case #2025-11164</u>. 1372 Boylan Lane, 2743 Boylan Circle, and 2745 Boylan Circle, General Plan Amendment.** NM Land Solutions, LLC, "Agent" for Larry Boylan, "Owner," requests approval to amend the General Plan Future Land Use Map from Transitional Mixed-Use to General Commercial on a 5.96-acre lot. The property is located within the River and Trails Archaeological Review District and West Santa Fe River Corridor (Joel Cruz-Haber, Case Manager,jacruzhaber@santafenm.gov). (TO BE POSTPONED TO JULY 2, 2026)

Vice Chair Smith received a request to add Cases 2025-11164 and 2024-9461 to the June 18, 2026, meeting agenda rather than the July 2, 2026, agenda given the proximity of the second meeting to a holiday weekend.

MOTION: Commissioner Rieland moved, seconded by Commissioner Kapin, to move Case #2025-11164 and Case #2024–9461 to the agenda of the June 18, 2026, Planning Commission meeting.

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

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

Against: None

Abstain: None

5. **Case #2024 – 9461. 1372 Boylan Lane, 2743 Boylan Circle, and 2745 Boylan Circle, Rezoning.** NM Land Solutions, LLC, "Agent" for Larry Boylan, "Owner," requests approval for a rezoning of a 5.96-acre lot located from R1 (Residential- one dwelling unit per acre) to C-2 (General Commercial). The property is located within the River and Trails Archaeological Review District and West Santa Fe River Corridor (Joel Cruz-Haber, Case Manager, Jacruzhaber@santafenm.gov). (TO BE POSTPONED TO JULY 2, 2026)

The Commission voted to move Cases #2025-11164 and #2024-9461 to the June 18, 2026, meeting agenda.

I. STAFF COMMUNICATIONS

Frank Ruybalid, Assistant City Attorney, reported that the appeal of the Commission's approval of the Marriott Hotel would be heard at a special meeting of the Governing Body on June 25, 2026, at 4:00 p.m. He noted that a new Assistant City Attorney may take over soon.

J. MATTERS FROM THE COMMISSION

There were no matters from the Commission.

K. ADJOURNMENT

8:44 P.M.

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Liaison

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Chair