

**City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law**

Case # 2025-11164

1372 Boylan Ln, 2743 Boylan Cr, 2745 Boylan Cr.,

Owner's/Applicant's Name – Larry Boylan

Agent's Name – Dalton Land Insights, LLC

THIS MATTER came before the Planning Commission ("Commission") for public hearing on June 18, 2026 ("Hearing") upon the application ("Application") of Larry Boylan ("Applicant"), represented by Daltons Land Insights, LLC ("Agent").

The Applicant requests a General Plan Amendment to the Future Land Use Map ("FLUM") to change approximately 5.96 acres of land at 1372 Boylan Ln, 2743 Boylan Cr, 2745 Boylan Cr., ("Property") from Transitional Mixed Use to General Commercial ("Amendment").

After conducting a public hearing and having heard from staff and all interested persons, the Planning Commission ("Commission") hereby FINDS, as follows:

FINDINGS OF FACT

1. SFCC 1987 § 14-2.1(C)(5) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body deny the General Plan Amendment.
2. In this case, the Applicant sought a General Plan Amendment.
3. SFCC 2026 § 14-2.1(C)(2) sets out applicability standards for Amendments to the General Plan that is required to ensure the official zoning map provided in Section 14-3.1(D) (Zoning Districts) is in conformance with the General Plan. Case # 2024-9461 is the associated rezoning application. The Applicant proposes to rezone on approximately 5.96 acres of 4 contiguous parcels located at 1372 Boylan Lane, 2743 Boylan Circle, and 2745 Boylan Circle., from R-1 ("1 Dwelling Units per acre") to C-2 ("General Commercial").
4. The Applicant held a pre-application conference on June 13, 2024, in association with adjoining case #2024-9461.
5. The Applicant conducted an ENN meeting on September 26, 2024, virtually via Zoom. The Agent, Applicant, and City Staff attended the ENN meeting. The Applicant team presented

an overview of the proposed development. An unidentified participant that was having technical difficulties later called via phone to inquire about process and other unrelated questions regarding his prior approved rezoning located at 2749 B Agua Fria St.

6. At the Planning Commission hearing, the Commission received reports from the City Staff to recommend denial, as well as testimony and evidence from the Applicant's Agent prior to making a decision.
7. The Commission opened the hearing to public comment; no members of the public testified in opposition or support of the project in regard to amending the General Plan.
8. Once the Vice Chair closed the Public Hearing, the Commission discussed the matter and Commissioner Mirando motioned to recommend the Governing Body deny case# 2025-11164 and was seconded by Commissioner Barber. The Commission then voted unanimously to recommend denial of the Amendment to the Governing Body.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 § 14-2.1(C)(5)(I)(a-g), the Commission finds:
 - a) The Amendment is not consistent with West Santa Fe River Corridor Plan goals and policies as set forth in a comprehensive plan for the Southwest Santa Fe Area Plan and its recommendation to rezone the Property to Mixed-Use and;
 - b) The Amendment is not consistent with other parts of the general plan; and
 - c) The Amendment does: benefit one or a few landowners at the expense of the surrounding landowners or the general public; and
 - d) The Amendment does not promote the general welfare or have other adequate public advantage or justification; and
 - e) The Amendment does not contribute to a coordinated, adjusted and harmonious development of Santa Fe that is in accordance with existing and future needs, best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and
 - f) The Amendment does not consider conformity with other city policies, including land use policies, ordinances, regulations and plans.

2. Pursuant to SFCC 1987 § 14-2.1(B)(3)(V), all procedural requirements regarding the notice of public hearing have been met.
3. The Commission has the power and authority to review and recommend the Governing Body denial of Case # 2025-11164 at 1372 Boylan Ln, 2743 Boylan Cr, 2745 Boylan Cr., General Plan Amendment.
4. The Applicant met the applicable Submittal Requirements.
5. Pursuant to SFCC 1987 § 14-2.1(C)(4)(V)(b),(D)(2), i, the Commission recommends the Governing Body deny the requested General Plan Amendment because it determined the application did not meet all applicable code criteria for approval of a proposed General Plan Amendment.

WHEREFORE, IT IS ORDERED ON THE 3RD DAY OF SEPTEMBER, 2026, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends the Governing Body deny the General Plan Amendment as requested in the application for Case # 2025-11164.

Janet Clow
Chairperson

Date:

FILED:

Geraldyn F. Cardenas
City Clerk

Date:

APPROVED AS TO FORM:

Natalie Cauley
Assistant City Attorney

Date: