



APPLICATION RESOURCES

PLANNING AND LAND USE DEPARTMENT RESOURCES

MISSION: The mission of the Planning Division is to review development applications for compliance with the City's [land development code](#) and department policies while providing information, guidance, and the highest possible level of customer service to applicants, neighborhoods, and the City's quasi-judicial decision-making bodies.

OFFICE: Santa Fe City Hall 200 Lincoln Avenue Santa Fe, NM 87501

WEBSITE: <https://santafenm.gov/land-use/current-planning>

CURRENT AND UPCOMING PUBLIC MEETINGS: <https://santafe.primegov.com/public/portal>

INTERACTIVE GIS MAPS: <https://santafenm.gov/information-technology-telecommunications/gis>

SANTA FE CITY CODE (SFCC): https://library.municode.com/nm/santa_fe/codes/code_of_ordinances

APPLICATION SUBMISSION AND FEES: All applications shall be submitted electronically as PDF files to planning@santafenm.gov. Incomplete applications, including those missing required submittals will be returned without processing. Application fees will be assessed and invoiced upon acceptance of the application for initial review. Fee tables may be viewed [online](#).

GENERAL QUESTIONS: zoningcounter@santafenm.gov

DEVELOPMENT REVIEW PROCESS



PRE-APPLICATION PHASE

For many applications, the development review process begins with a pre-application conference, where the applicant presents their proposal to the City's Development Review Team (DRT) for initial review and feedback. If the applicant wishes to proceed, a city planner is assigned to assist the applicant through the remaining steps of the process. For administratively reviewed applications, a pre-application conference is usually not required.

For all applications requiring a hearing before a land use board, the applicant shall schedule, notice and host an early neighborhood notification (ENN) meeting in coordination with the city planner. The intent of the ENN is to provide for an exchange of information among the applicant, residents, and property owners, prior to application submittal. ENN notification requirements are set forth in [SFCC §14-3.1\(H\)](#). Applications that qualify for administrative review and some variances are not required to conduct an ENN meeting.

DEVELOPMENT REVIEW PHASE

Once an application and all required submittals are prepared by the applicant, they or their agent submits the Application to the City via planning@santafenm.gov. The applicant will receive an email confirming receipt of the application, and an invoice for applicable development fees which can be paid online or at the cashier's office at City Hall. The city planner and the DRT review the application for completeness and compliance with all applicable codes, ordinances, plans and regulations. During the review process, the city planner or members of the DRT may request additional information or amendments from the applicant to complete the review process. The review timeline can range for 9-12 weeks or more depending on the complexity of the application and the total number of cases under review.

PUBLIC HEARING PHASE

When the City determines that the application is complete, the case is scheduled for a public hearing before the applicable Land Use Board. Notification requirements for public hearings are set forth in [SFCC §14-3.1\(H\)](#). If the application is approved at the public hearing, the city planner will prepare the findings of fact and conclusions of law (FOFCOL) documenting the approval findings, any conditions of approval and an expiration date for the approval, as required.

POST APPROVAL PHASE

When the applicant has met all necessary conditions of approval and technical corrections, the plan or plat is recorded at the County Clerk's office and filed with the City's plat room. The case planner prepares an action letter detailing the approval record. The applicant may then proceed to building permitting and construction.

If you have questions about the requirements please contact your assigned case planner or planning@santafenm.gov.



LAND DEVELOPMENT CODE REFERENCE

EARLY NEIGHBORHOOD NOTIFICATION PROCEDURES ([SECTION 14-3.1\(F\)SFCC](#))

Intent: The early neighborhood notification meeting (ENN) is intended to provide for an exchange of information between the applicant and residents and property owners in affected neighborhoods before plans become too firm to respond meaningfully to community input and before changes in plans might cause major financial losses by the applicant.

Applicability: Generally, an ENN is required for all projects heard before a land use board or the governing body.

ENN Scheduling; Notice Required: ENN's shall be scheduled in coordination with city staff, prior to issuing notice. The applicant is responsible for providing notice of the ENN in accordance with [Subsection 14-3.1\(H\)](#).

ENN's are scheduled Monday - Thursday from 5:30 PM to 7:00 PM based on staff availability. ENN's are hosted by the applicant on Zoom.

All ENN's are posted on the City's Primegov portal: <https://santafe.primegov.com/public/portal>

ENN Procedures: ENN's must take place at least ten days before an application is submitted to the City. The applicant is responsible for hosting the meeting and providing information on the proposal addressing the ENN Guidelines. Staff is present at the ENN meeting to acquaint the applicant and community with the provisions of city ordinances, applicable code standards and the development review process. The applicant presents schematic or preliminary plans for the proposed project and a drawing or other graphical representation suitable to reasonably indicate streets and structures within a two hundred (200) foot radius from the perimeter of the property that is the subject of the application. Following the presentation the community is invited to ask questions, provide feedback and comments on the proposal.

ENN Guidelines: The guidelines listed below are explained in further detail and are to be filled out in the following pages of this application.

- a. Effect on character and appearance of surrounding neighborhoods
- b. Effect on protection of physical environment
- c. Impacts on prehistoric, historic, archaeological or cultural sites or structures, including acequias and historic downtown
- d. Relationship to existing density and land use within surrounding area and with land uses and densities proposed by the general plan
- e. Effects on pedestrian or vehicular traffic and access to services
- f. Impact on economic base of Santa Fe
- g. Effect on availability of affordable housing and availability of housing choices
- h. Effect on public services and infrastructure elements
- i. Impacts on water supply, availability and conservation methods
- j. Effect on opportunities for community integration and social balance
- k. Effect on urban form

SUBMITTAL CHECKLIST

Submittal requirements may vary based on the individual application. The City reserves the right to request additional information during the review process. Please submit each of the following items as separate PDF files saved with unique and descriptive file names:

- | | |
|--|--|
| ☒ County parcel map depicting properties within 300 feet of the properties' perimeter (available from County Assessor's) | ☒ Draft notification poster |
| ☒ ENN meeting notification guidelines | ☒ Draft neighborhood notice letter |
| ☒ Legal lot of record | ☒ Site Plan with vicinity map |
| ☒ Notification mailing list, including neighborhood associations | LEGAL LOT OF RECORD |



PROJECT INFORMATION

Project Name: Rezoning and General Plan Amendment for Sierra Blanca Senior Living	
Address: 2961 Galisteo Road	Parcel Size: 4.98
Zoning: BIP	Future Land Use: CBUS
Pre-application Conference Date: 6/25/2026	
Project Description:	Rezoning to C-1 and General Plan Amendment/ Future Land Use Amendment from CBUS to Community Commercial in order to convert Sierra Blanca Senior Living as an assisted living facility to an independent senior living facility.

PROPERTY OWNER INFORMATION

Name (First, Last): Heritage Resource Group for Pacifica Rosemont LLC		
Address: 1775 Hancock	200	
Street Address	Suite/Unit #	
San Diego	CA	92110
City	State	ZIP Code
Phone: (714) 631-4113	E-mail Address: michaelpalmer03@gmail.com	

APPLICANT/AGENT INFORMATION (IF DIFFERENT FROM OWNER)

Name (First, Last): Liaison Planning Services Inc.		
Address: PO Box 1835		
Street Address	Suite/Unit #	
Santa Fe	NM	87504
City	State	ZIP Code
Phone: (505) 920-6839	E-mail Address: liaisonplanning@gmail.com	

AGENT AUTHORIZATION (IF APPLICABLE)

I am/We are the owner(s) and record title holder(s) of the property located at:	
2961 Galisteo Road	
I/we authorize Liaison Planning Services Inc. to act as my/our agent to execute this application.	
Signed: Michael Palmer	Date: 9/10/2026
Signed: Michael Palmer (Sep 10, 2026 10:17:53 PDT)	Date:

PROPOSED ENN MEETING DATES

Please provide 2 options	Preferred Option	Alternative Option
Date:	September 29, 2026	September 29, 2026

ENN Policies:

- ENN's are scheduled in coordination with City staff; Monday - Thursday; 5:30 PM to 7:00 PM
- ENN notice affidavit must be submitted on the notice date (15 days prior to the ENN)
- ENN's are hosted by the applicant on their Zoom account (Minimum Pro Plan)
- ENN's must be recorded by the applicant
- ENN's are valid for one year



ENN MEETING GUIDELINES

The applicant and neighborhood shall use the guidelines below to assist them in discussing the project at the ENN. The guidelines are based on the requirements of Chapter 14 and the general plan and other formally adopted city plans. Responses from all participants shall be provided to the land use board prior to hearing the application.

Please address each of the discussion items below. Each discussion item is based on the Early Neighborhood Notification (ENN) guidelines for meetings, and can be found in [Section 14-3.1\(F\)\(5\)](#) SFCC 2001. A short narrative should address each item (if applicable) in order to facilitate discussion of the project at the ENN meeting. Responses should be submitted with the application for an ENN meeting to enable staff enough time to distribute to the interested parties. For additional detail consult the Land Development Code.

A. EFFECT ON CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS For example: number of stories, average setbacks, mass and scale, landscaping, lighting, access to public places, open spaces and trails.

Minimal impact on character and appearance of the surrounding neighborhoods is anticipated because the property already has existing improvements and no new construction or change in footprint is anticipated. Sierra Blanca Senior Living is an existing business on the site that has been operating as an assisted living facility, but wishes to focus on independent living for seniors. While this should not look significantly different in terms of appearance, the uses are different under the Land Development Code, leading to this request for C-1 zoning. Independent living for seniors is considered to be a form of multi-family housing, which is not permitted in the current BIP zone, but is allowed in C-1. The existing state of the property meets current design and development regulations regarding number of stories, setbacks, mass/scale, landscaping, lighting, access to public places and open space trails.

B. EFFECT ON PROTECTION OF THE PHYSICAL ENVIRONMENT For example: trees, open space, rivers, arroyos, floodplains, rock outcroppings, escarpments, trash generation, fire risk, hazardous materials, easements, etc.

The property is fully developed and no plans or additions are proposed. The existing physical environment is and will continue to be protected.

C. IMPACTS ON ANY PREHISTORIC, HISTORIC, ARCHAEOLOGICAL OR CULTURAL SITES OR STRUCTURES, INCLUDING ACEQUIAS AND THE HISTORIC DOWNTOWN For example: the project's compatibility with historic or cultural sites located on the property where the project is proposed.

No additions to the existing buildings are proposed. No impact to any prehistoric, historic, archeological, or cultural sites and structures including acequias. The property is located outside of the historic downtown.

D. RELATIONSHIP TO EXISTING DENSITY AND LAND USE WITHIN THE SURROUNDING AREA AND WITH LAND USES AND DENSITIES PROPOSED BY THE CITY GENERAL PLAN For example: how are existing City Code requirements for annexation and rezoning, the Historic Districts, and the General Plan and other policies being met.

C-1 zoning primarily acts as a transitional buffer between highly intensive commercial areas and residential neighborhoods. The proposed rezoning from BIP to C-1 will meet the needs of the applicant by providing a multi-family use compatible with the surrounding area. The current state of the property does meet the applicable design and development standards set forth in Article 14-8. The proposed independent units will be equal to the previous assisted living units, such that the density is expected to be similar to what already exists.



E. EFFECTS ON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR THE DISABLED, CHILDREN, LOW-INCOME AND ELDERLY TO SERVICES For example: increased access to public transportation, alternate transportation modes, traffic mitigation, cumulative traffic impacts, pedestrian access to destinations and new or improved pedestrian trails.

The property meets all requirements regarding parking, traffic patterns, congestion, pedestrian safety and access for handicapped persons. There will be no increase in traffic generated from the site, all existing pedestrian and bike trails will remain intact and accessible.

F. IMPACT ON THE ECONOMIC BASE OF SANTA FE For example: availability of jobs to Santa Fe residents; market impacts on local businesses; and how the project supports economic development efforts to improve living standards of neighborhoods and their businesses.

The rezoning will benefit the economic base of Santa Fe by employing local residents and provide an opportunity to obtain employment benefits and long-term employment.

G. EFFECT ON THE AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS For example: creation, retention, or improvement of affordable housing; how the project contributes to serving different ages, incomes, and family sizes; the creation or retention of affordable business space.

The project will provide additional affordable housing options to the 55 and over demographic. The project will provide independent living housing options including easy access to home health care services which would allow residents to age in place.

H. EFFECT UPON PUBLIC SERVICES SUCH AS FIRE, POLICE PROTECTION, SCHOOL SERVICES AND OTHER PUBLIC SERVICES OR INFRASTRUCTURE ELEMENTS SUCH AS WATER, POWER, SEWER, COMMUNICATIONS, BUS SYSTEMS, COMMUTER OR OTHER SERVICES OR FACILITIES For example: whether or how the project maximizes the efficient use or improvement of existing infrastructure; and whether the project will contribute to the improvement of existing public infrastructure and services.

The property will continue to utilize City infrastructure. There will be no added elements to City infrastructure relating to fire, police protection, schools, bus service and all utilities.

I. IMPACTS UPON WATER SUPPLY, AVAILABILITY AND CONSERVATION METHODS For example: conservation and mitigation measures; efficient use of distribution lines and resources; effect of construction or use of the project on water quality and supplies.

The property is serviced by City water and will continue to adhere to conservation and mitigation measures, efficient use of distribution lines and resources.



J. EFFECT ON THE OPPORTUNITIES FOR COMMUNITY INTEGRATION AND SOCIAL BALANCE THROUGH MIXED LAND USE, PEDESTRIAN ORIENTED DESIGN, AND LINKAGES AMONG NEIGHBORHOODS AND RECREATIONAL ACTIVITY AND EMPLOYMENT CENTERS For example: how the project improves opportunities for community integration and balance through mixed land uses, neighborhood centers and/or pedestrian-oriented design.

The proposed rezoning from BIP to C-1 permits multi-family uses, which continues the surrounding pattern of residential (multi-family) providing employment opportunities relating to property management, janitorial, landscapers and maintenance.

K. EFFECT ON SANTA FE'S URBAN FORM For example: how are policies of the existing City General Plan being met? Does the project promote a compact urban form through appropriate infill development? Discuss the project's effect on intra-city travel and between employment and residential centers.

The rezoning complies with the City's General Plan by providing a use that exists within the neighborhood and promotes a compact urban form through appropriate infill development. The Future Land Use Map will need to be amended from CBUS to Community Commercial to accommodate the zone change from BIP to C-1 and applications for the rezone and future land use map are being made concurrently. The C-1 zone is appropriate and will provide a transitional buffer between highly intensive commercial areas and residential neighborhoods.

L. ADDITIONAL COMMENTS (Optional)