City of Santa Fe

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION
June 18, 2026, AT 6:00 PM

Vice Chair Smith called the meeting to order at 6:01 p.m.

A. ROLL CALL

Commissioners Present:
Vice Chair Peter Smith
Commissioner Thomas (TJ) Rieland
Commissioner Sasha McGhee
Commissioner Gurushabad Mirando
Commissioner Kelly McReynolds
Commissioner Scott Barber

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: Commissioner McGhee moved, seconded by Commissioner Barber, to approve the agenda, as presented.

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

For:
Commissioner TJ Rieland
Commissioner Scott Barber
Commissioner Sasha McGhee
Commissioner Gurushabad Mirando
Commissioner Kelly McReynolds

Against: None

Abstain: None

D. APPROVAL OF CONSENT AGENDA

There were no items on the consent agenda.

E. APPROVAL OF MINUTES

There were no minutes to approve.

F. APPROVAL OF FINDINGS/CONCLUSIONS

There were no findings and conclusions to approve.

G. CONSENT

There were no items on the consent agenda.

H. STAFF COMMUNICATIONS

The presentation by Janice Biletnikoff, Long-Range Strategic Planner, on the general plan update was deferred.

I. OLD BUSINESS

There was no old business.

J. NEW BUSINESS

1. **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). (POSTPONED FROM JUNE 4, 2026)

Cases #2024-9461 and #2025-11164 were presented together.

Mr. Cruz-Haber presented the cases and the staff recommendation. Staff recommended that the Planning Commission recommend that the Governing Body deny Case #2025-11164, General Plan Amendment from Transitional Mixed Use to Community Commercial. Staff recommended that the Planning Commission recommend that the Governing Body approve Case #2024-9461, Rezoning to a less intensive zoning designation of C-1 (Office and Related Commercial District) subject to Santa Fe City Code 1987 §14-3.4(B)(2)(b). Staff recommended that the Planning Commission recommend that the Governing Body approve Case #2024-9461, Rezoning to a less intensive zoning

designation of MU (Mixed-Use) subject to Santa Fe City Code 1987 §14-3.4(B)(2)(b).

Victoria Dalton, the applicant, 915 Mercer Street, Santa Fe, was sworn in. She noted that NM Land Solutions, LLC, had been dissolved, and the company is now called Dalton Land Insights, LLC. It was noted that the R1 designation was originally applied as a placeholder to a set of properties annexed by the city, including the subject site, and the properties were expected to be rezoned based on surrounding land patterns. Mr. Boylan, the owner, has dedicated a portion of the property for open space and trail restoration. Conversations are in progress regarding city water connections.

Ms. Dalton described the background and purpose of the rezoning proposal as well as the advantages of a C-2 zoning designation for the subject site. She shared the historical use of the property and noted that many adjacent and nearby properties were rezoned to C-2. She shared the goals of the plan and economic and community benefits of rezoning.

Vice Chair Smith noted that Mr. Boylan's priority for high-density residential would be possible with a C-1 designation and inquired why the applicant had requested a C-2 designation. Ms. Dalton responded that Mr. Boylan, who is 80 years old, would like to establish the property for his children, and C-2 would provide consistency along the corridor. Mr. Boylan is also interested in building a restaurant, which is not allowed in C-2. The site would also be ideal for outdoor recreational uses such as disc golf.

Mr. Cruz-Haber noted that the West Santa Fe River Corridor plan, established in 2017 by neighbors and staff, recommended MU or C-1 for the site. He noted that the uses noted by Ms. Dalton would be permitted under a designation of MU.

Dan Esquibel, Land Use Planner Senior, noted that there were existing non-conforming uses on the property, including a mobile home park and a drilling business; however, they were accepted when the property was annexed. He noted that, because a development plan was not presented, a designation of C-2 would allow high-intensity uses that may be inappropriate for the area.

Commissioner Mirando inquired regarding surrounding uses. Maggie Moore, Assistant Land Use Director, noted that the River Trail Lofts are a C-1 development, while the Homewise development is MU. The Escondido restaurant has live-work spaces behind it. Two parcels adjacent to the subject site were zoned C-2 before the West Santa Fe River Corridor plan was implemented.

Ms. Dalton noted that the property was purchased because the land use pattern was geared toward heavier commercial. She added that certified notices were sent for early neighborhood notification; however, only one person attended. That person expressed

approval of the proposed rezoning, and a phone call expressing approval was also received.

Commission Rieland inquired regarding staff's opposition to a C-2 designation, as the overlay would restrict the height. Mr. Cruz-Haber responded that it may have been possible to work with the applicant to promote a C-2 rezoning if a development plan had been presented.

Commissioner McGhee inquired whether the applicant would accept an MU designation. Ms. Dalton responded that she was unsure of the ratio of housing to commercial. She would like to discuss the idea with Mr. Boylan.

Commissioner Mirando suggested that the applicant present a preliminary development plan or master plan and noted that an MU designation would make sense for the area.

Mr. Esquibel noted that, when he met with the applicant, he recommended a planned unit development and agreed to work with them on a light development plan to save costs and restrict improper uses.

Commissioner Rieland inquired whether the applicant would need a variance to rezone to C-2 if the Commission approved C-1 and a development plan was presented. Mr. Esquibel responded that there are no variances regarding zoning. Ms. Moore clarified that the Commission would be making a recommendation to the Governing Body.

Commissioner Barber inquired why staff had recommended both MU and C-1. Mr. Cruz-Haber responded that staff was recommending that the Commission recommend either MU or C-1 for approval.

Commissioner McGhee inquired whether the case should be postponed so the applicant could discuss an MU use with Mr. Boylan. Ms. Moore responded that it should not be postponed.

Vice Chair Smith noted that, if the Commission recommended approval of MU, the Governing Body could still choose a different action based on the evidence presented.

Commissioner Barber inquired whether a transition plan was in place for the residents of the 15 mobile homes. Ms. Dalton responded that the mobile homes are outdated and would be demolished. Once the case is decided, a plan will be developed for the residents.

MOTION: Commissioner Mirando moved, seconded by Commissioner McGhee, to approve Case #2024-9461, on the condition that the rezoning be mixed-use, subject to Santa Fe Code 1987 §14-3.4(B)(2)(b).

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

For: Commissioner TJ Rieland
Commissioner Scott Barber
Commissioner Sasha McGhee
Commissioner Gurushabad Mirando
Commissioner Kelly McReynolds

Against: None

Abstain: None

2. **Case #2025-11164. 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). (POSTPONED FROM JUNE 4, 2026)

This item was heard with Case #2024-9461.

MOTION: Commissioner Mirando moved, seconded by Commissioner Barber, to deny the application.

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

For: Commissioner TJ Rieland
Commissioner Scott Barber
Commissioner Sasha McGhee
Commissioner Gurushabad Mirando
Commissioner Kelly McReynolds

Against: None

Abstain: None

K. MATTERS FROM THE COMMISSION
There were no matters from the Commission.

L. ADJOURNMENT
7:28 P.M.

Geraldine Jurule
Liaison

Chair