Planning and Land Use Department
Board of Adjustment Staff Report

Case No:	2026-013291
Hearing Date:	November 3rd, 2026
Agent:	Barbara Felix / Woven Architecture LLC
Applicant:	City of Santa Fe
Request:	Conditional Use Approval
Location:	2395 Richards Avenue
Case Mgr:	Joel Cruz Haber
Zoning:	R-1 (1 Dwelling Unit Per Acre)
Overlay:	Suburban Archaeological Review District
Pre-app Mtg:	May 14, 2026
ENN Mtg:	August 27, 2026
App. Rec'd:	October 1, 2026
Proposal:	Conditional Use Approval for a Micro Community use on a vacant parcel, totaling approximately 2.001 acres.



Site Map

Case # 2026-013291. 2395 Richards Ave, Micro Community, Conditional Use Approval. Woven Architecture LLC, Agent for the City of Santa Fe Community Services Department, Sandra Emory, Applicant, requests a Micro Community use comprising 6,485 Square Feet of sleeping shelters, restrooms, community buildings, and offices on a +/- 2.001-acre parcel. The property is zoned R-1 (1 dwelling unit per acre) and within the Suburban Archeological Review District. (Joel Cruz Haber, Case Manager, jacruzhaber@santafenm.gov)

I. RECOMMENDATION:

The Planning and Land Use Department recommends **APPROVAL** of the Conditional Use Approval request with the conditions of approval as outlined in this report and in Attachment A.

Two motions will be required in this case:

1. Approve or deny the Conditional Use Approval, per SFCC Section 14-2.1(F)(2) subject to the conditions of approval and technical corrections recommended by staff and Development Review Team listed in Attachment A.

2. Approve or deny the Findings of Fact, Conclusion of Law, and Order for Conditional Use Approval case # 2026-013291.

II. EXECUTIVE SUMMARY:

The City of Santa Fe Youth and Family Services Department is seeking Conditional Use Approval to place a Micro Community on a 2.001-acre parcel at 2395 Richards Ave (the "Property"). The development consists of 36 sleeping units, hygiene/restroom facilities, security & IT offices, community spaces, laundry, and storage totaling 6,485 sq. ft. In addition, the project will contain a pet run, and vegetable gardens (see Figure 1). The local non-profit, Life Link, will manage the site for the city and provide supportive services Monday through Friday from 7:00 AM to 6:00 PM. On-site security personnel will be present to assist residents from 6:00 PM to 7:00 AM, Monday through Friday, and 24 hours a day on weekends and holidays.

Micro Community is not an explicitly listed use in Chapter 14, but in August 2026 the Land Use Director issued a Determination Memo treating a proposed Micro Community use as equivalent to the use "Boarding, dormitory, monastery, or convent" use within the "Group Living" use category. *Planning and Land Use Department Determination Memo 2026-02* (Aug. 11, 2026); *see also* SFCC 14-5.2(B)(2)(II) (allowing the Director to determine whether an unlisted use is materially similar to a listed use and treating the unlisted use accordingly). The "Boarding, dormitory, monastery, or convent" use requires Conditional Use Approval when proposed in an R-1 district like the present Application.

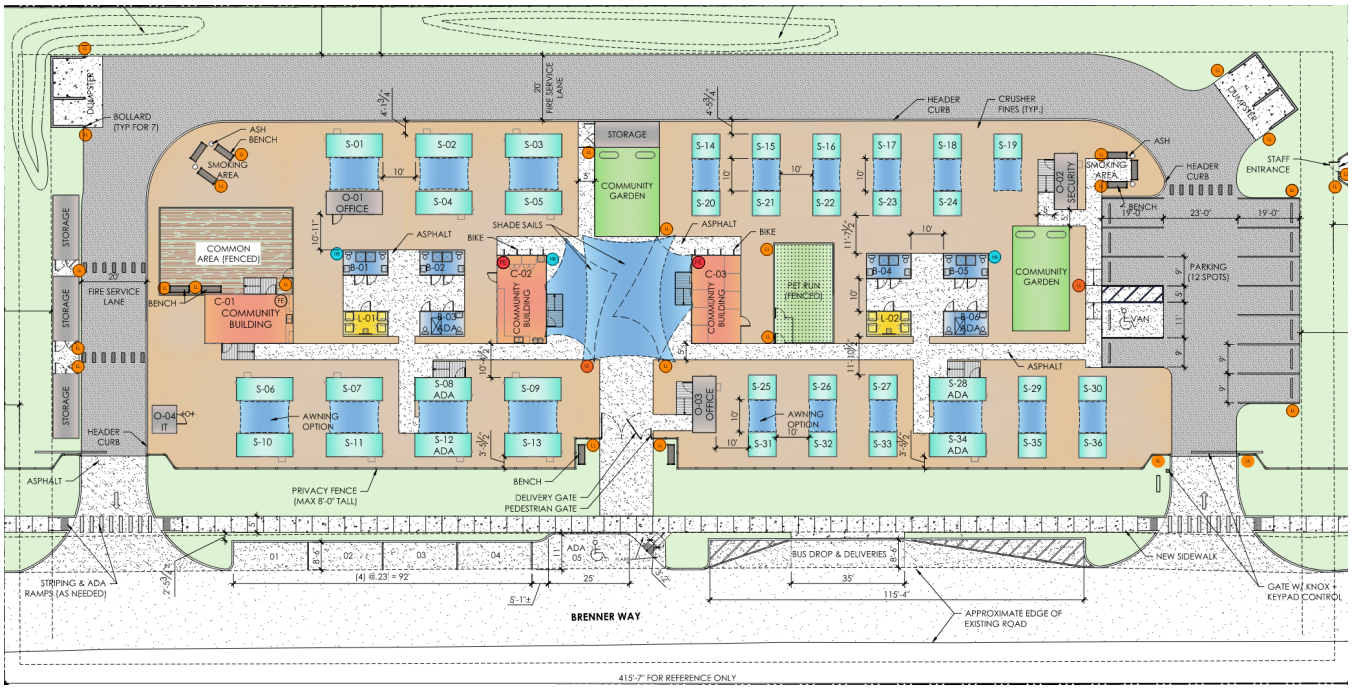


Figure 1 Proposed Site Plan

The Applicant has complied with all applicable process requirements of Chapter 14, including Section 14-2.1, Review and Approval Procedures, Section 14-2.1.B.1.I "Pre-Application Conferences", Section 14-2.1.B.1.II "Early Neighborhood Notification Procedures," and Section 14-2.1.B.1.V "Notice Requirements". The City's Development Review Team (DRT) reviewed the Application for compliance with applicable City Code sections and recommends necessary conditions of approval to ensure code compliance.

III. SITE HISTORY:

The Property and most surrounding parcels were annexed into the City limits in 1996 as shown in Figures 2 & 3. Within 6 years of annexation, a charter school named Academy for Technology and Classics ("ATC") occupied the Property; Brenner Way was constructed; and the Genoveva Chavez Community Center, park, and fire station were established nearby (see Figure 4). ATC has since relocated, leaving behind concrete slabs that exist on the site today (Attachment C). Figure 5 shows the Property as it exists today, with the latest development in the vicinity being the Forked Lightning Racquet Club, jurisdictionally located in Santa Fe County.

Figure 2 Annexation Map

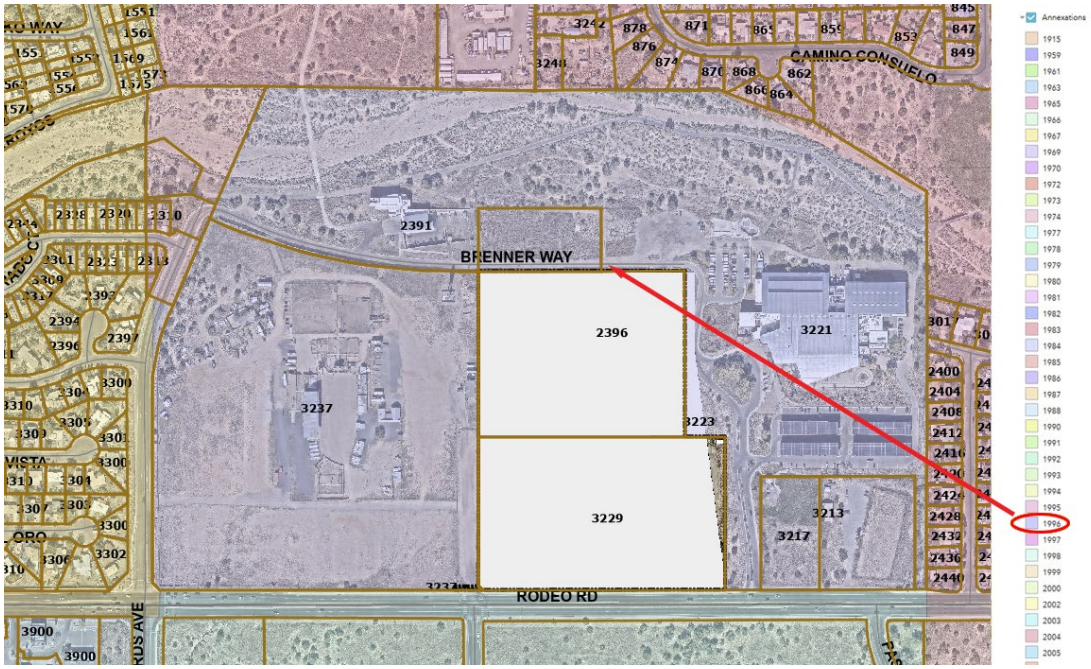


Figure 3: Aerial Photo 1996



Figure 4: Aerial Photo 2005

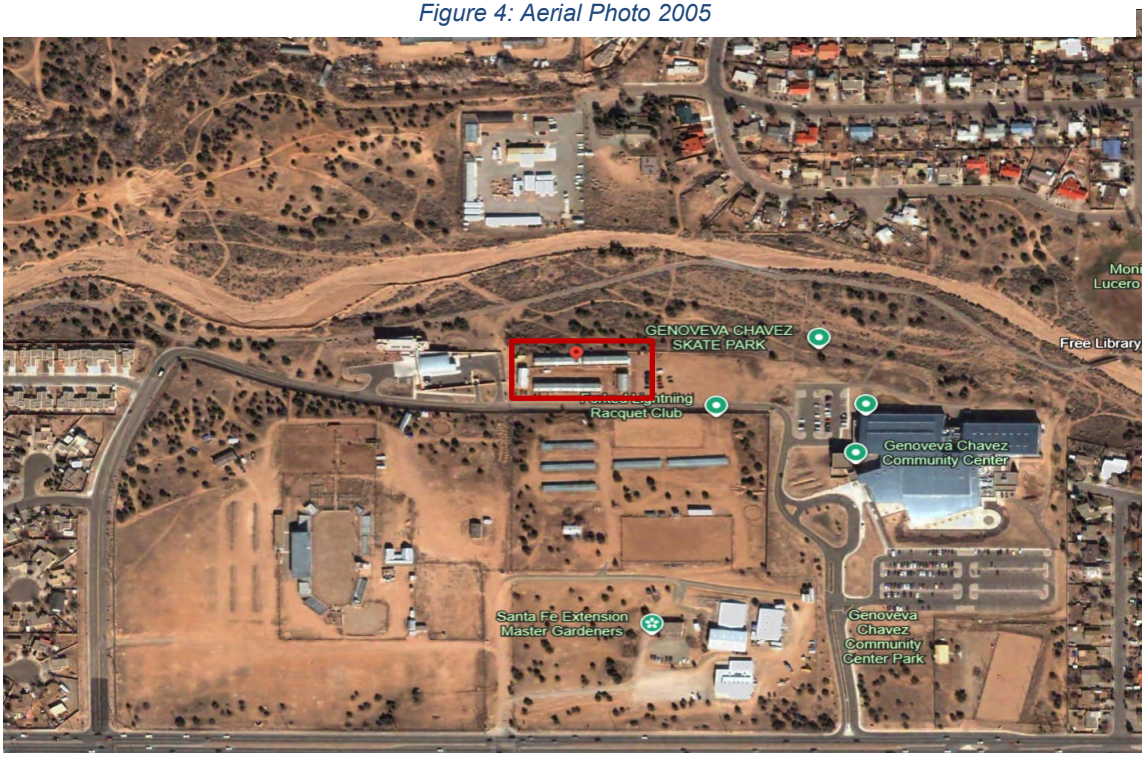


Figure 5: Aerial Photo 2026



A. Dimensional Standards & Surrounding Uses

The Property's current zoning designation is R-1; therefore, the project shall comply with the dimensional standards set forth in SFCC 1987 §14-3.2(C)(2) Table 3-3. In this report, Table 1 evaluates the required lot and building standards for the site.

Table 1: R-1 Dimensional Standards Evaluation Required vs. Proposed

	Height (ft)	Lot Coverage (SF)	Setbacks (ft)	Open Space (SF)
Required	Residential: 26' Non-Residential 38'	40% (50%) if private open space is provided	Front 7' Side 5' Rear 15'	No less than 25% of the total lot area. (non-residential)
Proposed	10' 9"	6,485 SF is +/- 13 % lot coverage	Front: 15' Side:15' Rear:15'	26% (22,913 SF)

Table 2: Zoning and Use for Abutting Properties

	North	East	South	West
Zoning District	R-1	R-1	N/A Santa Fe County	R-1
Property Use	Disc Course & Santa Fe River Trail	Open Space and Parking lot for the Genoveva Chavez Community Center	Forked Lightning Racquet Club and Santa Fe County Rodeo Grounds	Fire Station No.7

B. Overlay Districts

The project is situated within the Suburban Archaeological Review District and was transmitted to the Historic Division, Senior Planner Lauren Vagts, for archaeological review. Previous development of the site did not result in the discovery of archaeological artifacts. Since the school relocated in the early 2000s and structures on site were demolished, only concrete pillars, pads, and vegetation remain (Figures 3 & 4). No new archaeological clearance is required.

C. Vehicle and Bicycle

1. **Vehicle Parking:** The City of Santa Fe Community Services Department expressed that they have collaborated with cities with Micro-Communities regarding parking needs. Results varied, with no established metrics. Based on discussions with other cities, the City of Santa Fe Community Services Department believes the proposed parking will meet the Micro-Community's needs for both unhoused residents without vehicles and those with vehicles. The Planning and Land Use Department concurs with the proposed parking:
    i. Eleven (11) on-site parking spaces,

ii. One van accessible space will be provided within the site for residents and visitors of the Micro Community.

iii. Ten (10) off-site parking spaces will be provided for employees at an existing public parking lot adjacent to the site.

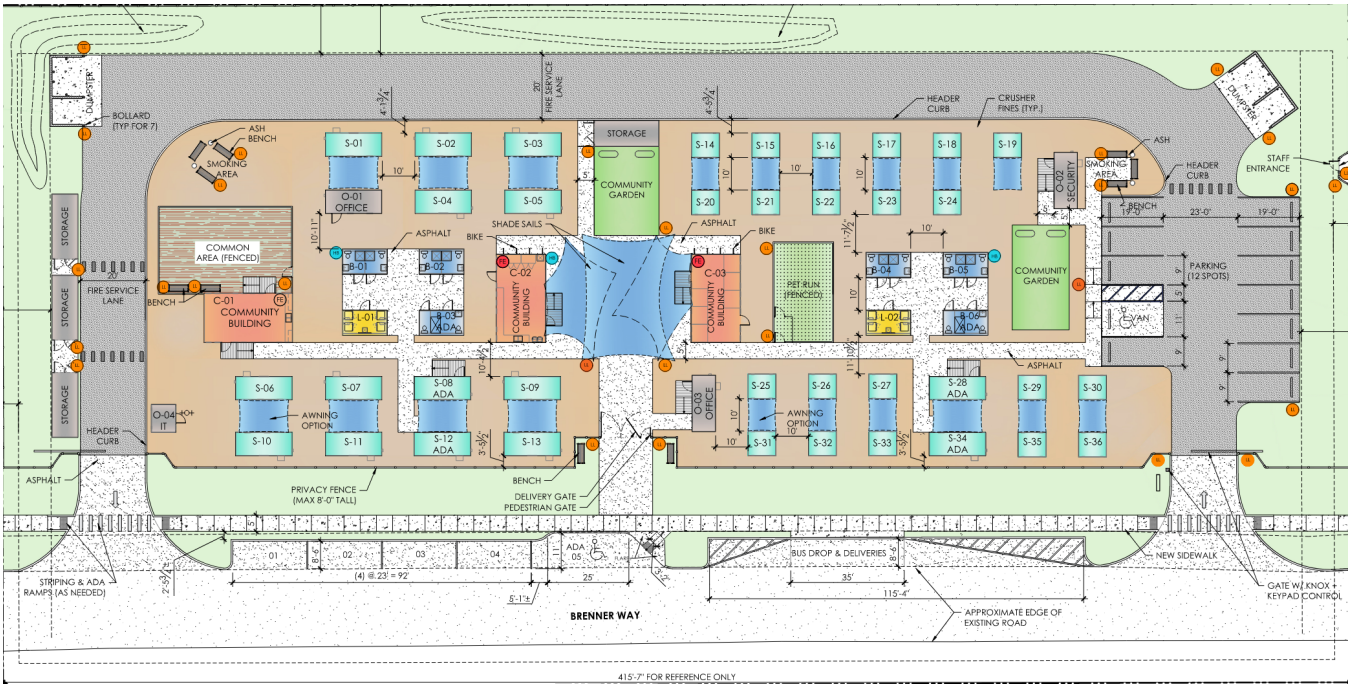
iv. Four (4) on-street parking spaces and one Americans with Disabilities Act (ADA) accessible space will be provided along Brenner Way.

v. A loading zone/ bus drop space will also be provided along Brenner Way.

Staff reviewed the parking proposal and determined the proposed on-site and off-street parking requirements have been met for the proposed use. Additionally, the City of Santa Fe ADA compliance coordinator, Teddy Padilla, has reviewed the proposed ADA accessibility and has provided Conditions of Approval and Technical Corrections in Attachment A.

2. **Bicycle Parking:** Figure 6 shows the location of 16 "inverted U" bicycle parking spaces on the north side of the central Community Rooms. The required number of bicycle parking spaces is determined by the Land Use Director. The proposed Land Use Technical Review Division reviewed the development plan for ADA parking compliance. Comments and conditions of approval can be found in Attachment B-1.

Figure 6: Bicycle and Vehicle Parking



D. Access and Traffic

The project proposes a one-way gated ingress into the site off Brenner Way. At the pre-application meeting and after reviewing the submittal, the City Traffic Engineer determined that a Traffic Impact Analysis ("TIA") will not be required for the project due to the low levels of traffic the proposed Micro Community will generate (Attachment B-3). The public Right-of-Way along the southern boundary of the site will be improved with ADA-compliant sidewalks and parking spaces, crosswalks, landscaping, and a loading zone for bus drop-off and deliveries.

E. Development Review Committee Review

1. City Utilities

a. Water

City Water utility lines will connect to the restrooms, laundry room, and hygiene facilities. A utility plan must be submitted before construction begins on site.

b. Wastewater

The project will connect to City sewer. The closest public sanitary sewer available in City records is approximately 180–200 feet from the property line at 2395 Richards Ave. It is a 15-inch public trunk sewer and is approximately 10 feet deep in that area. Please keep in mind that these are record/GIS elevations and should be field verified by the design team before proceeding with design.

The city will continue its utilities review during the construction permit process.

2. Fire

The new use will comply with 2021 IFC and IBC regulations and will be reviewed by the State Construction Industries Division ("CID") for a building permit. The closest existing fire hydrant and station are located at the Southwestern corner of the site.

The Fire Department requires the road around the site to ensure sufficient emergency access to all pallet shelter units. The proposed road meets the Fire Department's minimum 20-ft width requirement.

3. Lighting & Landscaping

The site contains a 15' landscape buffer along the property line that will also be screened by an 8' tall wall. The preliminary landscape plan (Attachment D, 10) shows ornamental fruit trees, evergreens, low-water-use deciduous shrubs, and shade trees. Although the applicant did not provide a photometric plan at the time of submittal, the site plan shows the placement of 19 "Low Landscape Lights" that will comply with the City's Dark Skies ordinance (Attachment D-9). The applicant also provided a "Design Conditions for Approval" letter committing to submit the required photometric analysis before any on-site work occurs. Staff transmitted the application to the City Landscape Engineer, Lawrence Rivera, who reviewed the preliminary plans and provided conditions of approval (Attachment B, Exhibit 7)

4. Grading & Drainage

The site is relatively flat with a grade change of 8' sloping southwest to northeast, where site ponding will be installed as shown in the preliminary overall grading and drainage plan. (Attachment D-18). In the application submittal, the applicant provided a letter committing to submit the required Civil Drawings: grading & drainage plan; terrain management plan; and curb and gutter "prior to permitting." (Attachment D-19). Staff included the applicant's letter in the recommended conditions of approval and technical corrections provided in Attachment A and B. Staff transmitted the application to the City Engineer, Dee Beingessner, who reviewed the preliminary plans and provided conditions of approval (Attachment B-6). Typically, Civil Drawings are required for a Development Plan.

However, these submittals may be conditioned as part of the Construction permit for a conditional use permit.

5. Solid Waste Management

The applicant proposes installing four solid waste containers at the Northwest and Northeast corners of the property. Safety mitigation installations such as bollards and low landscaping lights will be placed at the corners of the dumpster enclosures. (Attachment D-9). Staff transmitted the application to Waste Services for comment; however, staff did not receive any conditions of approval or technical corrections.

IV. CONDITIONAL USE APPROVAL CRITERIA SECTION 14-3-6(D)

Micro Community is not an explicitly listed use in Chapter 14, but in August 2026 the Land Use Director issued a Determination Memo treating a proposed Micro Community use as equivalent to the use "Boarding, dormitory, monastery, or convent" within the "Group Living" use category. *Planning and Land Use Department Determination Memo 2026-02* (Aug. 11, 2026); *see also* SFCC 14-5.2(B)(2)(II) (allowing the Director to determine whether an unlisted use is materially similar to a listed use and treating the unlisted use accordingly). The "Boarding, dormitory, monastery, or convent" use requires Conditional Use Approval when proposed in an R-1 district. Staff's analysis identifies that the Application has satisfied Conditional Use Approval Criteria in accordance with Subsection 14-2.1(F)(2)(IV), subject to "conditions of approval" and "technical corrections".

SFCC §14-2.1(F)(2)(IV) details the approval criteria for a conditional use permit:

Criterion 1: Necessary Finding § 14-2.1(F)(2)(IV)(a)(1) that the land use board has the authority under the section of Chapter 14 described in the application to grant a conditional use permit;	**Criterion Met:** (Yes/No/conditional) **YES**
Applicant Response: The project, located at 2395 Richards Avenue, is zoned R-1. Per the attached "Planning and Land Use Department Determination Memo," effective as of August 10, 2026, a Micro Community is allowed under the **Group Living** Category in SFCC §14-5.2(D), Table 5-1:Summary Table of Allowed Uses, with approval as a conditional use. As indicated in the memo, the Land Use Department has determined that a micro-community is materially similar to the use "boarding, dormitory, monastery, or convent" and falls within its own category under Group Living, called Micro Community. [See Exhibit C- Micro Community Policy]. Per SFCC §14-2.1F.2, Table 2-1: Summary Table Review Procedures, the Board of Adjustment or the Planning Commission are designated as the two decision-making bodies authorized to review, grant, or deny applications for conditional use approval. **Staff Response:** As outlined in SFCC §14-2.1F.2, Table 2-1: Summary Table Review Procedures, the Board of Adjustment has the authority to review Conditional Use Approvals. (The Planning Commission has authority over Conditional Use Approvals when they are accompanied by a development plan or subdivision request. *See* SFCC § 14-2.2(D)(3)(III). That is not the case here.) The Applicant has thus complied with § 14-2.1(F)(2)(IV)(a)(1).	

Criterion 2: Necessary Finding § 14-2.1(F)(2)(IV)(a)(2) that granting the conditional use permit does not adversely affect the public interest;	**Criterion Met:** (Yes/No/conditional) **YES**

Applicant Response: Santa Fe, like many cities in New Mexico, has experienced a surge in the unhoused over the last two years and it is estimated that between 500 and 800 people are homeless in our community. The City is working to implement two initiatives to immediately impact this problem, one of which is the micro-community1 (sometimes known as a pallet shelter or a Safe Outdoor Space).

The City has been working for many years to make this a reality. The following resolutions show the intent of the City to address the unhoused issue in order to positively impact the public good:

- Per Resolution No. 2023-16, Resolution to provide safe sleeping spaces as a shelter option for those whom standard shelter options are not feasible. This solution includes private non-congregate sleeping quarters with access to showers, bathrooms, laundry facilities, meals, and connections to services (including case managers).

- Per Resolution No. 2025-38, the City identified 2395 Richards Avenue as a site for a micro community containing up to fifty units for family use. The resolution also states that the Governing Body must reauthorize operations after three (3) years for it to continue operations.

- Per Resolution No. 2025-64, City Council requires a micro-community within each of the four geographic districts that make up our City.

- Per Resolution No. 2026-22, the City passed a resolution to include seniors at the 2395 Richards Avenue micro-community.

2395 Richards Avenue is a great example of the work continuing to become a reality. The pilot project for non-congregate shelters within the City is the Arroyo Chamiso Micro-Community located at the Christ Lutheran Church (City Council District 2). With 10 units and additional support structures, it opened in 2024 and is directly adjacent to Fire Station No. 4. With no emergency calls in the two plus years it is has operated, there is ample evidence that micro-communities offer a vital first step, helping unhoused individuals and families transition from the streets into a safe and secure environment. This is in keeping with the City's General Plan by improving housing and opportunities for community members at all economic levels. As such, granting this conditional use approval does not adversely the public interest, because of the following:

a. Situated between the Genoveva Chavez Community Center (GCCC) and Fire station No. 7, the 2395 Richards Avenue Micro-Community is located on previously developed land (it was once home to the charter school Academy for Technology and the Classics) and is within City Council District 4. To the east is a skate park, while to the north are the Arroyo Chamisos Disc Golf Course, the Arroyo Chamisos community trail, and of course, the arroyo itself. The site is primarily surrounded by City, county, and state-owned property, with the exception being the privately-owned Forked Lightning Raquet Club, directly to the south across Brenner Way. Beyond these properties are single-family residences. [See Exhibit D – Vicinity Map].

   Though the site is not mixed-used, it is surrounded by mixed-uses including public outdoor space, the GCCC, the fire station, and the tennis club. The project will enhance opportunities for community integration and social balance in a healthy and mutually beneficial way.

Unhoused individuals are already using the adjacent trails and camping in the arroyo. By creating a small, sheltered, and thoughtful community in an area where homelessness is already occurring, there is a much stronger likelihood that current homeowners and micro-community residents will have an opportunity to meet and interact with each other in a more dignified and equitable manner. [See Exhibit E – Site Context Dwg].

b. Micro-communities are required to have an onsite, 24/7 operator. This includes case management, more permanent housing navigation, behavioral and physical health services, employment assistance, transportation services, means, and connections to other community resources. The City describes its micro-communities as temporary, services-supported environments intended to help residents stabilize and transition into permanent housing.

   By providing private shelter for populations that may not be adequately served by traditional shelters, the 2395 Richars Avenue Micro-Community broadens the housing and shelter choices available to Santa Fe residents across different ages, household compositions, and income levels. While this does not necessarily support economic development in a traditional manner, its contribution is the creation of an additional non-congregate shelter option and a service supported pathway toward permanent affordable housing. Ultimately, housing leads to economic stability.

c. The site was selected, in part because it is close to Kearney Elementary School and not too far from Santa Fe High School. This should provide opportunities for previously unhoused students to return to school fed and ready to learn. This is an important aspect of supporting the public interest.

Staff Response: The term “Public Interest” is not specifically defined in Chapter 14; however, as stated in SFCC Subsection 14-1.3 General Purposes, the purpose of Chapter 14 is to implement the general plan, “including guiding and accomplishing a coordinated, adjusted and harmonious development of Santa Fe that will best promote the health, safety, order, convenience, prosperity and the general welfare as well as efficiency and economy in the process of development”.

Staff, together with the Development Review Team, reviewed the Applicant’s submittals for compliance with minimum standards for health, safety, and welfare as it relates to traffic, grading and drainage, fire prevention, water use, and sewer needs. Nothing in the comments as shown in Attachments A and B will adversely affect the public interest. Staff review identifies that the applicant has complied with § 14-2.1(F)(2)(IV)(a)(2).

Criterion 3: Necessary Finding §14-2.1(F)(2)(IV)(a)(3) that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.	**Criterion Met:** (Yes/No/conditional) **YES**

Applicant Response:

2395 Richards Avenue is owned by the City. At 2.001 acres, it is the ideal size for a temporary community meant to assist with getting the unhoused off the street in an innovative manner. As noted in the previous section, with the exception of the Forked Lighting Racquet Club, it is surrounded by City, state, and county properties. [See Exhibit F – Project Context Dwg].

The proposed use and its associated buildings are residential in nature, and are compatible with and adaptable to buildings, structures, and uses of the abutting properties, because:

a. A “Micro-Community” is an allowed use under the category of Group Living in an R-1 zoning, with approval of a decision-making body, such as the Board of Adjustment, through the conditional use approval process.
b. By definition, a micro-community is a “coordinated and site-managed collection of portable or prefabricated sleeping units, with communal cooking, gathering, lavatory, and hygiene facilities, used to provide temporary shelter and access to on-site supportive services.”
c. The project is designed to comply with applicable R-1 district standards, including a seven-foot (7’) front setback, five-foot (5’) side setbacks, a fifteen-foot (15’) rear setback, and the applicable maximum lot coverage requirements. Overlaying the building setbacks is a fifteen-foot (15’) required landscape easement on the east, west, and north sides, and an existing sixty-six foot (66’) road right of way/utility easement on Brenner Way. Proposed structures total 6,485 square feet – or approximately 7.5% of the lot – well under the maximum lot coverage of 40%.
d. The structures associated with 2395 Richards Avenue are temporary in nature, both for the users and for the land. Per City GIS, 2395 Richards Avenue is slated to become community park in the future. This Micro-Community is meant to fill an immediate need; it is not intended to be permanent housing.

Specifically, only three of the structures are considered “permanent” in that they require concrete foundations – these are the community buildings. The hygiene structures, which consist of the bathrooms and showers, are considered semi-permanent and do not require foundations but will have plumbing and sewer lines attached. The sleeping structures are all temporary and do not require permanent foundations. The semi-permanent and temporary structures are on adjustable feet so that they can be placed on uneven terrain and so drainage can continue underneath the structures. [See Exhibit G – Pallet Infographics]. Four additional storage containers are planned for the site for use by the site operators; these may be Conex-style shipping containers, or pre-built storage sheds. The site storage is only meant for storage and will not be used for habitation. [See Exhibit H – Site Plan (AS-101)].

There will be fifty-one (51) structures on site, broken down per the following chart.

				Totals	
Structure Type	Use	Model Name	SF per Unit	Qty	Total SF
Temporary	Sleeping	Sleeper 120	126	11	1,389
		Sleeper 64	66	21	1,382
		ADA Sleeper 120	126	4	505
	Admin	Office (120)	126	3	379
		Office (64)	66	1	66
Semi-Permanent	Hygiene	Two Stall Bath/Shower	108	4	433
		ADA Bathrooms	108	2	217
		Laundry Unit	108	2	217
Permanent	Community	Community Structure	419	3	1,258
Temporary	Storage	Pre-Fabricated (Conex?)	160	4	640
			TOTAL	51	6,485

e. Overall, the project's small-scale structures, internal open spaces, perimeter screening, controlled access, and proximity to existing civic and recreational uses will help it remain compatible and adaptable to the character of the surrounding area. [See Exhibit H – Site Plan (AS-101) and Exhibit K – Project Renderings].

Staff Response: The Project will comply with applicable City code requirements, subject to conditions of approval, regarding height, setbacks, mass and scale, architectural style, landscaping, lighting and open space. The Applicant is screening the site as a visual buffer to surrounding properties. The City-owned property and facilities will be operated by a separate party (Life Link) as a micro-community. The surrounding uses are public-serving facilities. The micro-community is a city public-serving facility compatible with and adaptable to other city public uses, i.e., a fire station, park, overflow parking area, and the Genoveva Chavez Community Center. Staff review identifies the applicant has complied with §14-2.1(F)(2)(IV)(a)(3).

V. EARLY NEIGHBORHOOD NOTIFICATION

The applicant properly noticed the Early Neighborhood Notification (ENN) meeting in accordance with Section 14-2.1(F)(2)(III)(a) by posting a notification sign fifteen days prior to the meeting and sending letters of notice to neighbors within 300 feet of the proposed site. An ENN meeting was held on August 27TH, 2026 (Attachment D-16).

VI. APPROVAL LIMITED AND EXPIRATION

Conditional Use Approvals are granted for specific use and intensity. Conditional Use Approval is required for any significant expansion or intensification of special use. A Conditional Use Approval that has not been exercised within three (3) years from the date of final action by the Board of Adjustment expires as provided in SFCC §14-2.1(F)(2)(III)(f)(2)(i). Approval of the conditional use permit may be extended as provided in SFCC §14-2.1(F)(2)(III)(f)(3). If the use approved by the conditional use approval ceases for any reason for a period of more than three hundred sixty-five days, the conditional use approval shall expire.

VII. COMPLIANCE WITH DETERMINATION MEMO DESIGN STANDARDS

The Land Use Director Determination Memo, which treats a Micro Community use as similar to the "Boarding, dormitory, monastery, or convent" use, provides additional design standards for the Micro Community use. These include:

1. Individual sleeping units shall not constitute a dwelling by containing eating, sleeping, sanitation, and living facilities within a single unit (i.e. kitchen, stove, bathroom, and living area).
2. Minimum separation of 10 feet between units or what is required by New Mexico Construction Industries Division (NMCID) -- whichever is more restrictive.
3. Fire access and clear paths shall comply with adopted fire codes and applicable ADA standards. Plans and permits shall be approved by the Santa Fe Fire Marshal for compliance with Life/Safety standards.
4. Toilets, hand-washing stations, and showers shall be provided 24/7.
5. Vehicular and Pedestrian controlled access gates are required and must be approved by the City of Santa Fe Fire Marshal.

Based on a review of the Application and related Submittals, Staff finds that all design standards have been met.

VIII. ATTACHMENTS:

Attachment A: Conditions of Approval

Attachment B: Development Review Team (DRT) Comments

1. ADA Comment_Padilla
2. Archaeological Division Comment_Vagts
3. Fire Division Comment Griego
4. Grading & Drainage Comment_Beingessner
5. Landscape Comment_Rivera
6. Parks & Open Space Comment_Issacson
7. Parks & Open Space Comment_McDonald
8. Traffic Division Comment_Pacheco
9. Water Division Comment_Peterson

Attachment C: Maps and Photos

1. Future Land Use Map
2. Current Zoning Map
3. Aerial Photo
4. Street and Site Photos

Attachment D: Applicant Submittal

1. PLUD-08 Application – Signed
2. Application Letter and Signed Application

3. Conditional Use Approval Criteria
4. Micro-Community Policy FINAL_8_10_26 Signed COA PLU
5. Vicinity Map (11x17)
6. Site Context Dwg (24x36)
7. Project Context Dwg (11x17)
8. Pallet Infographics (24x36)
9. Site Plan (24x36)
10. Landscape Plan (LP100 24x36)
11. Preliminary Overall Terrain Management Plan (C-300 24x36)
12. Project Renderings
13. Legal Lot of Record (Richards Ave LLOR) (8.5x11)
14. Survey C-3431 Signed (24x36)
15. CoSF Micro Community_MM (Pre-Application)_051426
16. CoSF Micro Community_Meeting Minutes (ENN)_082726
17. Ltr_Lifelink re Operations 102026
18. Ltr_Micro Community - Design Conditions for Approval_100226
19. Response to Initial Review Memo

APPROVED BY:

Title	Name	Initials
Planning Land Use Department Director	Heather Lamboy	HLL
Assistant Department Director	Maggie Moore	MRM
Planning Manager	Daniel Esquibel	DAE
Land Use Department Case Manager	Joel Cruz Haber	JCH