From: City of Santa Fe
To: GURULE, GERALDINE A.
Subject: New submission from your Planning Commission & Board of Adjustment Public Comment form
Date: Sunday, November 1, 2026 8:16:03 PM

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Submitted on: Sunday, November 1, 2026 at 8:15pm

- First Name: Matt
- Last Name: Johns
- Land Use Board: Board of Adjustment
- Case Number: 2026-013291
- Your Comment: I ask the Board to approve this application subject to Attachment A and the additional conditions below.

  My concern is the process. Commitments the City made publicly, and limits written into its own resolutions and definitions, have not reached the approval in front of you. This is also the first of four sites called for by Resolution 2025-64, so what is approved here becomes the template for the next three.

  In short, I am asking that:

  • the approval end if the City sells or leases the land, or stops running the program

  • there be a plan to return the site to park use when it closes

  • the site be capped at the 36 units shown

  • the site stay drug- and alcohol-free, as the City Council required

  • cameras cover the perimeter and the skate-park lot parking area

  • the Board hold a public check-in before the City Council's three-year review

  • the Good Neighbor Agreement's status and timing be stated on the record, not left undefined

  None of these would delay the project, significantly complicate it, or add significant cost. They hold the City to its own application, resolutions and public statements.

  What would help this succeed

  • Surveillance. At the August 27 ENN meeting I recommended perimeter surveillance of the gravel lot by the skate park, given its history of camping, drug activity and reckless driving (Exhibit P, §3c). The City's next steps reduced this to coordination with Parks, Fire and Police (§4b-1). The staff report and Attachment A do not address it, and the site plan places staff parking in that lot.

• Temporary use. Determination Memo 2026-02 defines a Micro Community as temporary, transitional shelter that "shall not be used for permanent occupancy." The approval has no expiration other than failure to start within three years. The three-year reauthorization in Resolution 2025-38 governs the City's operation, not this land use approval.

• General Plan. The Future Land Use Map in the staff report (Attachment C-1) designates the site as Parks. The staff report does not address General Plan consistency or what happens to the site when operations end.

• Transfer. A conditional use approval runs with the land. Nothing ends this approval if the City sells or leases the property to another party.

• Good Neighbor Agreement. Resolution 2023-16 directs the City to develop a Good Neighbor Agreement covering cooperation, communication protocols, standards for tenancy and dispute resolution. Resolution 2025-38 restates that requirement for micro communities, and the ENN next steps commit to finalizing and publishing it (§4b-3). The staff report does not mention it.

Requested additional conditions

Each condition below falls within the Board's authority to specify conditions necessary for the proper development of the area and to implement the policies of the General Plan (SFCC §14-2.1(F)(2)(IV)(b)).

1. Expiration on transfer or end of authorization. This approval expires upon (a) sale, lease or other conveyance of the property to any party other than the City of Santa Fe, or (b) termination of the City's operating authorization under Resolution 2025-38, whichever occurs first.

2. Decommissioning and park restoration. Before building permit issuance, the applicant shall file a plan for removing the temporary and semi-permanent structures and restoring the site consistent with its Parks designation, to be carried out when the use expires or ceases.

3. Occupancy. The approved use is limited to 36 sleeping units as shown on the approved site plan. Any increase requires a new conditional use approval.

4. Drug- and alcohol-free operation. The site shall be operated as a drug- and alcohol-free community, except for medication prescribed by a physician, as Resolution 2025-38 requires and as the applicant represented at the August 27 ENN meeting (Exhibit P, §2f).

5. Video coverage. Before occupancy, the applicant shall install and maintain video coverage of the site perimeter, the entry gate, the Brenner Way frontage and the gravel lot by the skate park. Coverage shall not include the residential interior of the site.

6. Periodic review. Before the Governing Body's three-year reauthorization under Resolution 2025-38, the Board shall hold a public review hearing on this approval, at

which staff presents a written compliance report. Why: the Good Neighbor Agreement cannot be a condition of approval, so a review hearing is the only point where its results, including the complaint log, response times and unresolved issues, come back before the Board. This is also the first approval under a use category created in August 2026, so its effects are not yet known.

Noted for the record: pedestrian connection. There is no continuous sidewalk from the site to Rodeo Road. Residents will include children walking to school and bus stops. I ask that the record note this gap and the City's commitment to address it, even if it is not a condition of this approval.

Good Neighbor Agreement

The Good Neighbor Agreement is undefined in this record. The staff report does not mention it, and nothing states its status, scope or timing. I am not asking the Board to set its terms. I am asking that it not be left undefined.

Before the Board acts, staff should state on the record the agreement's current status, that it will include the terms Resolution 2023-16 requires, and when it will be finalized and published.

Good Neighbor Agreements materially affect how this use operates and whether it stays compatible with its neighbors. For future micro community applications, a substantive working draft of the Good Neighbor Agreement should be in the record for the land use review, not a separate process that starts after approval.

Corrections to the record

• Fire Department condition. Condition 21 in Attachment A, attributed to the Fire Department, repeats the Parks & Open Space dumpster comment word for word. The Fire Department's actual condition appears to be missing.

• Lot coverage. The staff report's Table 1 lists lot coverage of about 13%. The applicant's figure of about 7.5% matches the numbers: 6,485 sq ft on a 2.001-acre (87,164 sq ft) parcel is 7.4%.

Future sites

I ask that the Planning and Land Use Director add standards for duration, size (the number of units and occupants) and Good Neighbor Agreements to Determination Memo 2026-02 before the next micro community application, so each neighborhood does not have to raise these issues again.