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**PLANNING AND ZONING COMMISSION
FOR THE
CITY OF LAS CRUCES
City Council Chambers
January 26, 2021 at 6:00 p.m.**

BOARD MEMBERS PRESENT:

Sharon Thomas, Chair
Harvey Gordon, Vice-Chair
LaVonne Muniz, Member
Enrico Smith, Member
James Bennett, Member

BOARD MEMBERS ABSENT:

Luis Armando Guerrero, Member
Abraham Sanchez, Member

STAFF PRESENT:

Larry Nichols, Director Community Development Department, CLC
Mark Dubbin, CLC Fire Department
David Weir, Deputy Director Community Planning
John Castillo, Planner, CLC

OTHERS PRESENT:

W. Claiborne Gallagher

I. CALL TO ORDER (6:00)

Thomas: Today is January 26, 2021

II. CONFLICT OF INTEREST

At the opening of each meeting, the chairperson shall ask if any member on the Commission or City staff has any known conflict of interest with any item on the agenda.

Thomas: The first order of business is conflict of interest. Does anybody have a conflict of interest for any of the items on the agenda today? if you have raise your hand. Okay, seeing none, we'll go on from there.

III. APPROVAL OF MINUTES

a. December 22, 2020

Thomas: Second is the approval of minutes. I need a motion to approve the minutes of December 22, 2020.

1 Gordon: I have a correction.
2
3 Thomas: Okay, we'll make the motion first and then we'll talk about corrections.
4
5 Gordon: All right, I make a motion that we approve the minutes.
6
7 Thomas: Of December 22, 2020.
8
9 Gordon: Yes, of December 22, 2020.
10
11 Bennett: I second.
12
13 Thomas: Okay, we have a motion and a second to accept the minutes. Okay, any
14 corrections or discussion?
15
16 Gordon: I have a correction. Just on a board members present for that meeting,
17 there were two absences, they show us all being there. La Vonne and
18 Abraham were not at that meeting.
19
20 Thomas: Okay, so let's see who are we talking to about this? David
21 Weir.
22
23 Weir: Yes.
24
25 Thomas: Katherine. Who wants to respond?
26
27 Weir: If you just want to make a motion to remove them as present, we'll get with
28 Becky and it'll be part of this month's minutes, and we'll make those
29 changes.
30
31 Thomas: Okay. All right. So can you make a motion to make those changes
32 someone?
33
34 Gordon: I make a motion that we make those changes to the minutes of December
35 22, 2020.
36
37 Thomas: Is there a second?
38
39 Smith: I second.
40
41 Thomas: Thank you. So can we have a roll call to meet on this. David, are you doing
42 the roll calls also?
43
44 Weir: Madam Chair. I will do that. I'll start with Abraham Sanchez, he's not
45 present. James Bennett.
46

1 Bennett: Yes.
2
3 Weir: Enrico Smith. Commissioner Smith, this was for a motion to make that
4 amendment about the attendance of the December 22nd meeting.
5
6 Bennett: That's correct. Yes those corrections to the to those minutes.
7
8 Weir: Okay. Commissioner Guerrero is absent. Commissioner Muniz.
9
10 Muniz: I wasn't at that meeting.
11
12 Weir: Okay.
13
14 Muniz: I was absent.
15
16 Weir: Okay. Vice-Chair Gordon.
17
18 Gordon: I vote yes.
19
20 Weir: And Chair Thomas.
21
22 Thomas: I vote yes.
23
24 Weir: So your amendment to the minutes has been approved. And if you have
25 no further discussion, I can do the roll call for approval of the minutes.
26
27 Thomas: Thank you. That would be fine if you go ahead and do that.
28
29 Weir: Okay. Commissioner Sanchez is absent. Commissioner Bennett.
30
31 Bennett: Yes.
32
33 Weir: Commissioner Smith.
34
35 Smith: Yes.
36
37 Weir: Commissioner Guerrero is absent. Commissioner Muniz. And Vice-Chair
38 Gordon.
39
40 Gordon: I'm here.
41
42 Weir: Okay. And Chairman Thomas.
43
44 Thomas: Yes, I vote yes.
45
46 Weir: Your minutes from December 22nd have been approved.

1
2 **IV. POSTPONEMENTS - NONE**
3

4 Thomas: Okay, so next item is postponements. We don't have any,
5

6 Gordon: Excuse me for interrupting Sharon. I'm having trouble trying to find a place
7 where I have to raise and lower my hand. What do I am I click on? It's not
8 on my screen.
9

10 Thomas: You click on the on the participants and that list comes up over on the right
11

12 Gordon: Okay, I got it. Thank you. All right. I'm sorry to interrupt. Go ahead.
13

14 Thomas: Okay, that's okay. All right, no postponements.
15

16 **V. PUBLIC PARTICIPATION**
17

18 Thomas: Public participation. Do we have any public participation? David or
19 Katherine.
20

21 Weir: Madam Chair. I'm not aware of anyone. You do have three attendees, but
22 I'm not sure if any of them are requesting to speak at this time.
23

24 Thomas: Okay. Can I ask anybody who's attending from the public, if your comments
25 are for a particular item can you save them please until we get to that item?
26 Is there anyone then here who wants to comment more generally or on
27 something that's not on the agenda?
28

29 H-Rogers: Madam Chair. None of the attendees have their hands raised. So I will
30 take that as a no.
31

32 Thomas: Okay. Thank you very much.
33

34 **VI. CONSENT AGENDA - NONE**
35

- 36 **1. Mission Nuevo Subdivision Replat No. 1:** A request for approval of a non-
37 administrative replat known as Mission Nuevo Subdivision Replat No. 2
38 subdividing one lot encompassing 0.264 +/- acres into three townhouse lots.
39 The property is zoned R-4 (Multi-Dwelling High Density & Limited Retail/Office
40 District) and located at 1323 Mission Nuevo Drive. Submitted by Donohue
41 Land Survey on behalf of Ambro Ontiveros and Maria G. Ontiveros, property
42 owners. Council District 6. (20CS0500095)
43
44

1 Thomas: Okay, so moving on to the consent agenda. I don't see approval of the
2 agenda on here. So let's have a motion to approve the agenda. It's not on
3 the ...
4
5 Gordon: I make a motion that we approve the Consent Agenda, item number one.
6
7 Thomas: Okay. Is there a second?
8
9 Bennett: I'll second that.
10
11 Thomas: Okay. It's been moved and seconded to accept the consent agenda.
12 Anything anybody wants to take off of the consent agenda? Katherine, is
13 there anybody from the public that wants that item?
14
15 H-Rogers: Madam Chair. It does not appear that anybody has raised their hand.
16
17 Thomas: Okay. Thank you very much. All right so David, can you do the roll call for?
18
19 Weir: Yes. Commissioner Sanchez is absent. Commissioner Bennett.
20
21 Bennett: Yes.
22
23 Weir: Commissioner Smith.
24
25 Smith: Present.
26
27 Weir: Commissioner Guerrero is absent. Commissioner Muniz.
28
29 Muniz: Yes.
30
31 Weir: Commissioner Gordon.
32
33 Gordon: Yes.
34
35 Weir: And Chair Thomas.
36
37 Thomas: Yes.
38
39 **VII. OLD BUSINESS - NONE**
40
41 Thomas: Okay, old business. We don't have any.
42
43 **VIII. NEW BUSINESS**
44
45
46 **1. Election of Officers:**

1
2 Thomas: New business. The first item is the election of officers.
3
4 Gordon: Commissioner Thomas. I would like to make a nomination for Chair of the
5 Commission to be Sharon Thomas to serve for another year. She's done
6 an excellent job prior years. I think we should continue to have her as Chair.
7 I therefore nominate her in that position.
8
9 Bennett: I second that.
10
11 Thomas: Okay, we have a first and a second to nominate me for Chair again. Is there
12 any discussion? Okay, David, can I do a roll call?
13
14 Weir: Yes Madam Chair. Commissioners Sanchez is absent. Commissioner
15 Bennett.
16
17 Bennett: Yes.
18
19 Weir: Commissioner Smith.
20
21 Smith: Yes.
22
23 Weir: Commissioner Guerrero is absent. Commissioner Muniz.
24
25 Muniz: Yes.
26
27 Weir: And Commissioner Gordon.
28
29 Gordon: Yes.
30
31 Weir: And Commissioner Thomas.
32
33 Thomas: Yes.
34
35 Weir: Okay. You have a chair for next year.
36
37 Thomas: Okay. So and I would like to make a motion that Commissioner Gordon
38 continue as Vice-Chair.
39
40 Bennett: I will second that.
41
42 Thomas: Okay. Any other motions? Okay, it's been moved and seconded that
43 Commissioner Gordon continue as Vice-Chair. David, can you call the roll?
44
45 Weir: Yes. Commissioner Sanchez is absent. Commissioner Bennett.
46

1 Bennett: Yes.
2
3 Weir: Commissioner Smith.
4
5 Smith: Yes.
6
7 Weir: Commissioner Guerrero is absent. Commissioner Muniz.
8
9 Muniz: Yes, yes, yes.
10
11 Thomas: Okay.
12
13 Weir: Commissioner Gordon.
14
15 Gordon: Yes.
16
17 Weir: And Chair Thomas.
18
19 Thomas: Yes. Okay, the next item is ...
20
21 Gordon: We need a secretary.
22
23 Thomas: We need a secretary. Sorry. Who's the secretary currently, Commissioner
24 Muniz?
25
26 Gordon: La Vonne is and if she's willing to continue in that position unless somebody
27 else would like to do it, I would like to ... she's only done the job for the last
28 100 years.
29
30 Thomas: You nominate La Vonne. Is that what you said?
31
32 Gordon: Yes if she's willing to accept.
33
34 Thomas: Okay. Is there a second?
35
36 Smith: I second.
37
38 Thomas: Okay. Any other nominations? Okay, David, one more roll call.
39
40 Weir: Okay. Commissioner Sanchez is absent. Commissioner Bennett.
41
42 Bennett: Yes.
43
44 Weir: Commissioner Smith.
45
46 Smith: Yes.

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Weir: Commissioner Guerrero is absent. Commissioner Muniz.

Muniz: Yes.

Weir: Commissioner Gordon.

Gordon: Yes.

Weir: And Chair Thomas.

Thomas: Yes. Okay. Is that it for officers?

Weir: Yes.

- 2. 3000 N. Main Street zone change:** A zone change application from O-2 (Office Professional-Limited Retail Service) to C-2 (Commercial Medium Intensity) on a property encompassing 0.971 +/- acres and located at 3000 N. Main Street. Submitted by Pillar Engineering, on behalf of Gallagher-Ikard Ira LLC, property owner. Council District 1. (20ZO500131)

Thomas: Okay, so the next item is a request for a zone change at 3000 North Main Street. Can we have a motion to accept that?

Gordon: I make a motion that we accept item number two under new business for a zone change.

Bennett: I second that.

Thomas: Okay, it's been first and seconded that we entertain a motion to make a zone change at 3000 North Main Street. Is there a presentation?

H-Rogers: Madam Chair. John Castillo with our department will be presenting today.

Thomas: Okay. John Castillo you want us proceed. Thank you.

Castillo: Yes. Good evening, Madam Chair, Members of the Commission. My name is John Castillo. I'm a planner with the City of Las Cruces. Today I'm going to be presenting a zone change from O-2 which is Office Professional Limited Retail Services to C-2 Commercial Medium Intensity for a property located at 3000 North Main Street.

Current conditions of the property, currently right now the property sits as a vacant lot that encompasses 0.971 acres. As I mentioned before it's located at 3000 North Main Street which is considered a major arterial roadway. It is currently zoned O-2. In February 2003, the ordinance 1982 was adopted

1 giving it that O-2 zoning. And currently right now the property sits within a
2 mixed use corridor of commercial retail to the north and to the east, and
3 limited retail office Professional to the west. Here's an image of the
4 property. This is a business plaza adjacent to the subject property.
5

6 So the proposal that was brought forth from Pillar Engineering was a zone
7 change to C-2, Commercial Medium Intensity. They propose to develop a
8 Dutch Brothers coffee and an auto repair shop. My analysis of the zone
9 change shows that it is compliant with the 2001 Zoning Code as amended.
10 It's also supported by Elevate Las Cruces. When viewing the future
11 development map the property is located within a regional commercial
12 corridor. It's also near a proposed town center and mixed use corridor. It
13 also is compliant with the purpose and intent statements and as well as the
14 P&Z's decision criteria. At the time that the presentation was created, and
15 the report was sent out, there were no public input that was provided. All of
16 the departments that that were relevant to reviewing the zone all supported
17 it. And so the recommendation of approval is sent to you guys. The request
18 will allow for the attraction or attention of businesses at the location through
19 an expansion of potential uses. The expanded uses allowed by this zone
20 change are consistent with existing uses in proximity to the property. The
21 subject property is located on a principal arterial roadway, which is
22 recommended for commercial land uses. The request is supported by
23 Elevate Las Cruces Comprehensive Plan and meets the purpose and intent
24 of the 2001 Zoning Code. Your options today are to vote "yes" for approval,
25 vote "no" to deny, or to amend, or vote to table.
26

27 Thomas: Thank you very much. Is there anyone else that wants to speak for this?
28 Katherine is there an owner or anyone else who wants to speak, or John?
29 I mean is there anybody else who wants to speak?
30

31 H-Rogers: Madam, Chair. Mr. Gallagher does have his hand up and would like to
32 speak. I will allow him to talk.
33

34 Thomas: Okay, thank you.
35

36 Gallagher: I'll speak if needed, but it appears like it's going to go through but I just
37 appreciate.
38

39 Thomas: Mr. Gallagher. I have to swear you in.
40

41 Gallagher: Okay.
42

43 Thomas: Do you swear and affirm the testimony you're about to give is the truth and
44 nothing but the truth under penalty of law?
45

46 Gallagher: I do.

1
2 Thomas: Okay, go ahead.
3
4 Gallagher: I just wanted to, I'm on the line and I'm available to speak if needed, but I
5 appreciate you all taking this matter up. And if I do need to address
6 anything, I'm available.
7
8 Thomas: Thank you. Is there anyone else that needs to speak that is associated with
9 this property Katherine?
10
11 H-Rogers: No, Madam Chair. I do not see anybody else with their hand up. It appears
12 that Mr. Gallagher was the only one.
13
14 Thomas: Okay. Any discussion from the Commissioners? You've all got your
15 microphones muted. Nobody wants to speak. Okay, well, I will say that I
16 think it's a very appropriate use of that property. And I know people in the
17 adjacent development who would love to have a coffee place right next
18 door, so I think that this is a good choice and a good move. Anybody else
19 have anything to say about it?
20
21 Smith: Well, I will say that I've had Dutch Brothers coffee and it's good coffee. So
22 it'll be a good (*inaudible*).
23
24 Thomas: Okay. And we have a plug for Dutch Brothers coffee. Anyone else? Okay,
25 David, will you do a roll call?
26
27 Weir: Yes Madam Chair. Commissioner Sanchez is absent. Commissioner
28 Bennett.
29
30 Bennett: I vote yes based on staff recommendation and that it meets Elevate Las
31 Cruces.
32
33 Weir: Okay. Commissioner Smith.
34
35 Smith: I vote yes because it's consistent with the purpose and intent of the zoning
36 ordinance.
37
38 Weir: Okay. Commissioner Guerrero is absent. Commissioner Muniz.
39
40 Muniz: Yes.
41
42 Thomas: Base on?
43
44 Muniz: Based on staff recommendation, and it's nice to have new businesses in
45 town even though it is another coffee shop. We're going to have a lot of
46 wired up Las Cruces driving their cars from the repair shop.

1
2 Weir: Commissioner Gordon.

3
4 Gordon: I think it's also a very good choice for this piece of property. It just fills in
5 another empty spot in downtown. Since we had no discussion, I also base
6 my recommendation on staff recommendation and it does comply with the
7 intent of the Elevate Las Cruces Comprehensive plan. So I definitely vote
8 yes. And congratulations, I think it would be a good choice.

9
10 Weir: And chair Thomas.

11
12 Thomas: Yes. I also vote yes based on a site visit, Knowledge of neighbors who
13 would like a coffee shop, staff recommendation, and Elevate Las Cruces.
14 and commission Muniz, my family opened the second coffee shop in this
15 City. I remember when there weren't any. Then there was one and then
16 there was us.

17
18 Weir: I used to go to Red Mountain.

19
20 Thomas: Yeah, well good. I support coffee shops. Okay, so that passes.

21
22 **IX. COMMISSION COMMENTARY**

23
24 Thomas: Is there any Commission commentary?

25
26 Gordon: Well, other than the fact that, I hope we start this year even though we are
27 still burdened under the COVID-19, hopefully maybe under this current
28 administration with their intent to provide hopefully a tremendous amount of
29 vaccination that they can get hold of this thing and, it would certainly be nice
30 at some point in time to be able to get back to some normal, you want to
31 call it way of living. And I would certainly like to get back into the chambers
32 and get off this Zoom.

33
34 Thomas: I see Commissioner Muniz is shaking her head yes. Yes, well, I too, I spent
35 hours every day on Zoom. So I've gotten very accustomed to it. But it will
36 be nice to see everybody face to face, and I hope that happens pretty soon.
37 But it's nice to see you all tonight at the beginning of the year. So hopefully,
38 this will be a better year.

39
40 **X. STAFF ANNOUNCEMENTS**

41
42 Thomas: Are there any staff announcements?

43
44 H-Rogers: Chairman Thomas and the remainder of the Commission. I would like to
45 announce that finally, we have the contract with the land use code approved
46 in legal and going to Council this month. We are hoping for a signed

1 contract so that we can get started. I'm really looking forward to it. It's going
2 to be a lot of work. And you all will be of course participating in that. But I
3 really look forward to those amendments in the next couple of years. And
4 it looks like Larry also has something to say.

5
6 Thomas: Okay. Mr. Nichols.

7
8 Nichols: Yes. Good evening, Madam Chairman and Commissioners. In addition to
9 what Katherine just mentioned, that was very important. Commissioner
10 Gordon asked me about that most every meeting, and so I wanted to make
11 sure that we got covered and I covered that topic. And I'm glad that
12 Katherine did so.

13
14 I have a couple more items. I think I'll put them under the category of points
15 of interest perhaps. But we have completed the calendar year 2020
16 construction activity for the, primarily the development community, of which
17 this Commission is a very important part of that. Because it all starts with
18 zonings and subdivisions and land development, and then it evolves into
19 construction and that type of thing. But for the year, we did see some
20 projects that were mixed housing types of projects which we have very high
21 on our list of types of housing that's needed. We did 739 single-family
22 dwellings in 2020. I've done some research and gone back, I believe that
23 is a record for single-family dwellings in a year. I'm often told that no, we
24 had a spike in 2008. But I went back and looked at that, and the spike was
25 primarily in the number of overall permits issued, but not the number of
26 houses. This 739 new single-family dwellings, I believe that to be kind of a
27 record number for the City of Las Cruces. All of you had a part to play in
28 that. And I don't foresee that there's going to be a slowdown, particularly
29 for the first six months of this coming year. So I think you'll be having plenty
30 of work come your way. And we have a new officers new to the election,
31 but not new to the job. And so I think that we'll be doing great work again.

32
33 The permit evaluations were all also very high. If I, a number for you is that
34 \$254 million. That's \$254 million of permit valuations. That's about a 30%
35 increase over last year. So we are, as I put in my report and I report to City
36 Manager and the Council (*inaudible*) and at the very end of it, I've been
37 lately I've been putting in their Roll on Las Cruces Roll On. And I think that's
38 exactly where we are right now.

39
40 We also need to inform the Commission that Mr. Weir has made effort in
41 getting the Active Transportation Planner on board. He is now on duty. In
42 fact, he's on site. This is he is, he came to town about 14 days ago, and so,
43 did his quarantine, and he's been on site for the last two to three days.
44 We're very happy to have him because that's going to help us with the active
45 transportation component of the City's Zoning and Planning Department.
46 Those are the primary items that have interest I think for you. But I just

1 wanted to pass that on. And also congratulate the new elected officers I
2 should say, the Commission. And to tell you that I think we have plenty of
3 work ahead of us for the coming year. Thank you, Madam Chairman.
4

5 Thomas: Thank you,
6

7 Gordon: Before we just sign off. Katherine, are we going to have cases for next
8 month?
9

10 H-Rogers: Commissioner Gordon, members of the Commission, Madam Chair. It
11 appears that we will have one very, very, very minor case. I would predict
12 it would be about a five minute meeting. It's not controversial at all. It has
13 to do with the repealing a section of code and actually moving it elsewhere
14 in the municipal code. That's really all it's about.
15

16 One other note I would like to say is I really enjoying your dog,
17 Commissioner Bennett. And then in addition to that, there was a request
18 from one of our attendees just to mention that the City is undergoing their
19 budget retreats and their strategic planning efforts. Currently I can't really
20 report on (*inaudible*) of that because of course it hasn't been to City Council,
21 discussed at a public hearing but it is ongoing.
22

23 Gordon: It's very strange. We didn't have any mylars to sign. That's very unusual.
24

25 H-Rogers: Commissioner Gordon, members of the Commission. I can't really speak
26 to that. It is unusual. But typically what we see is there's a rush of those
27 mylars prior to the end of the year, because of a taxing reason. And typically
28 at the very beginning of the year those mylars slow down a little bit.
29

30 Gordon: Okay, no problem. Thanks. Just I didn't, it's very unusual because we're
31 always down there.
32

33 Thomas: Thank you, everybody. Well I just want to comment, the League of Women
34 Voters has an affordable housing committee, and we met with the State
35 Land Office yesterday. And so you might be interested to know that they're
36 very interested in working with developers to include affordable housing
37 when they lease or sell land to developers. So they're going to be working
38 on sort of comparing their language of affordable housing with the language
39 that we use, and we hope to also continue to work with them with some
40 planning. David and Larry, you know there used to be an agreement
41 between the City and the State Land Office to plan together, but I think we
42 tried to find that once and couldn't find it. Isn't that right, David?
43

44 Weir: Madam Chair. We did find a copy of that. But it's not in effect anymore.
45 And so the last time we had touched base with the State Land Office, we
46 had provided that language and proposed some changes. At that time

1 discussions were right before the COVID then they put everything on hold.
2 But we can make outreach to them again about those proposals.

3
4 Thomas: Yes. That would be great because they're interested in working with us and
5 effectively planning an area and helping us look for developers, especially
6 if we want to do some things that are a little more different and have some
7 affordable housing and mixed use and stuff. So I think this is an opportunity
8 to work with the State Land Office. They seem very interested. So if you
9 could reach out to them again. And we talked to Tarin Nix, she's the
10 Associate State Land Officer, so maybe that would be the person to send it
11 to.

12
13 Weir: Okay.

14
15 Thomas: Okay, thank you,

16
17 H-Rogers: Madam Chair. Looks like we have two hands up. Mr. John Castillo planner
18 as well as Commissioner La Vonne Muniz.

19
20 Thomas: Okay. John Castillo, you want to go ahead.

21
22 Castillo: To answer Commissioner Gordon's questions about mylars. I do have a
23 couple for you guys to sign. They showed up earlier this week. I think there
24 might be a third possibly today or tomorrow. But I will reach out to you guys
25 tomorrow to see when you're available.

26
27 Thomas: You'll let us know when you get the third one okay. Save us a trip.

28
29 Castillo: Yes.

30
31 Thomas: Commissioner Muniz.

32
33 Muniz: Chair I'm kind of glad you brought up those meetings you've gone to
34 because I've had a question. I'd like to see a report. It seems like you guys
35 I've been locked up too long, so I've been thinking so you're in trouble. I
36 notice a lot of our low income developments happen in the western part of
37 the town, not the East Mesa. And I'd like to see a report compared how
38 many apartments and homes are low income in the East Mesa compared
39 with the below, I'll say Telshor, I'll use that as the division line. It seems like
40 everything low income is coming to the west part of town. And I'd like to
41 see a comparison of what's being built in housing. And what does this City
42 and developers call low income? Do we have, like Telshor all the
43 apartments on Telshor have become what I consider welfare apartments,
44 low income apartments. And I think that we need more, but I think it should
45 be spread, because it's seeming like a lot of our new development is dividing
46 our City in half, and I don't like to see that. I'd like to see us as one City.

1 Everybody's welcomed in all areas. So I would like to see what's going on
2 in that way.
3
4 And then to get off the subject, I tell you I've been thinking, you're in trouble.
5 I know we had a large meeting, that long meeting regarding was in Indian
6 Hollow?
7
8 Thomas: Yes.
9
10 Muniz: Yes. The people want to close it. And I've always thought ...
11
12 Thomas: *(inaudible)* I think they want to open it up.
13
14 Muniz: They want to open it. Which street do they have a gate on?
15
16 Thomas: They want to keep it closed. Yes.
17
18 Muniz: Yes, they want to keep that closed. And I've always thought streets were
19 public streets. The parking in front of your home is public parking. And I
20 know the people if they're dictating to the City to close something down, I
21 think it'll start a precedence for others. I don't like strangers in my
22 neighborhood, I want to close the end of the street so you can't walk your
23 dogs. And I just wonder, it's such a small street, if the residents there could
24 buy that property and they control it, and the City charges them a fee or they
25 make it like a closed community. They can own that little street. Is that a
26 possible thing? Because I think if we let the public start addressing, I don't
27 like too many cars on my street, I don't want this on my street. It'll start a
28 bad precedence, but it's such a small street. Couldn't they purchase that
29 and set up a fee for that neighborhood?
30
31 Thomas: Let Mr. Nichols respond to that.
32
33 Muniz: Yes, Larry.
34
35 Nichols: Thank you, Madam Chairman. I think you'll probably recall that this project
36 or this case did appear before the Planning and Zoning Commission. It's
37 now slated for the City Council to deliberate and make a decision on. We
38 do have continued conversation from folks about mostly in opposition of
39 opening the Indian Hollow gate. The applicant for that change, I think it was
40 a zoning change, if I can remember correctly, I believe I do. That really
41 wasn't necessarily of interest to him. But staff believed that it was a good
42 idea to make that street back into the street pattern of the rest of the City.
43 And we talked to the Fire Department about it, we talked to Public Safety
44 about it. They were in agreement with it. So it's going to come down to
45 that. I think we're still going to get opposition, hear opposition I should say,
46 to opening, but I believe it's still going forward to open Indian Hollow. That

1 was our position on it, our position hasn't changed. And I guess we'll see
2 what develops from the public hearing when it reaches the Council.
3

4 To address the other part that you mentioned about low income housing,
5 versus the term that we talked about affordable housing. Those are two
6 distinct types of projects. We do have some apartments that are being
7 developed east of the dividing line that you that you spoke of. And they are
8 they are coming up for Certificate of Occupancy. They are not on the west
9 side, they are more to the West Mesa. But then we know we have to be
10 very candid with the Commission, and straightforward, we do not have a lot
11 of interest from the building community in building low income or affordable
12 housing. Most of that is done through Habitat for Humanity. And we have
13 a project that you know about that came before you, it was called the Sierra
14 blueprint. That is going right there I think on Spruce Street. And that one
15 is going to be coming forward I think in the next year, year and a half, as
16 well. In fact we have to act on that. We have some land restrictions to
17 cause that development to move forward. But I guess the most important
18 thing for everyone to hear is that the City Manager's office, City Manager in
19 particular, and the City Council are developing their strategic business plan.
20 They had a retreat recently. And affordable housing was a big topic of
21 conversation during that retreat. It's going to, we've been told by City
22 Manager that the Community Development Department is to make this one
23 of our more important projects for the year. And so we'll be doing that. And
24 I'm glad to hear what Commission Chair Thomas has said about the state
25 wanting to have input, that will be helpful. But I would want the Commission
26 to know that the affordable housing and the low income housing is going to
27 be a very high visibility on this coming year in terms of project development.
28

29 Thomas: Thank you. That's good to hear.

30
31 Muniz: Thank you Larry.

32
33 Thomas: And I would also mention that in the planning that's going on for the property
34 across from Mountain View Hospital, and in the planning that's going on for
35 the El Paseo and Solano corridors, both of those projects, there's a great
36 deal of discussion about including affordable housing in those projects. So
37 that it's, as you said Commissioner Muniz, more spread out and integrated
38 with other housing. And so I think there are a lot of good indicators, reading
39 the City Council and the State Land Office and what's happening in a couple
40 of projects that are being planned right now. Everybody seems to have
41 some emphasis on more affordable housing and making it less isolated, just
42 apartments, but actually some sort of what we are calling missing middle
43 housing which is duplexes and triplexes and cool little cottage courtyard
44 things, a lot of different ways that you can do affordable housing and
45 integrate it with market housing. So I see a lot of movement in that direction.
46

1 Muniz: Thank you.

2

3 Thomas: Anybody else wanted to make a comment?

4

5 **XI. ADJOURNMENT (6:42)**

6

7 Thomas: Okay, well, I'll entertain a motion to adjourn.

8

9 Smith: I second that motion to adjourn.

10

11 Thomas: Did somebody make a motion? I forgot that.

12

13 Bennett: I make a motion to adjourn.

14

15 Thomas: Okay. And Commissioner Smith seconds. Thank you, Mr. Smith. seconds.
16 Right are a second. Yeah. All those a favor.

17

18 MOTION PASSES UNANIMOUSLY.

19

20 Thomas: Okay. All right. Thank you, everybody. Have a good evening.

21

22

23

24

25

26

Sharon Thomas 07/24/21

Chairperson