



**Planning & Zoning Commission Meeting**  
Thursday, April 12, 2012—6:00 pm  
City Council Chambers, City Hall  
405 N. Paseo de Oñate, Española, NM

**I. Call to Order:**

The meeting was called to order by Chairwoman Martinez at 6:02 pm with the following in attendance:

Commissioners: Anissa Martinez, Chairwoman  
Amrit Khalsa  
Erle Wright  
Richard Beaudoin

Staff: Larry Valdez, Planning Tech  
Desirae Medina, Addressor/GIS Tech

Commissioner  
Absent: Sunee Sandoval

Others: See Attached Sign in Sheet

**II. Pledge of Allegiance:**

Commissioner Beaudoin led the Pledge of Allegiance.

**III. Approval of Agenda:**

*There were no changes to the agenda; therefore, Commissioner Wright made a motion to approve the agenda as presented.*

*Commissioner Khalsa seconded the motion.*

*Motion carried 4-0 vote.*

- I. Call to Order
- II. Pledge of Allegiance
- III. Approval of Agenda
- IV. Public Concerns
- V. Items for Consideration:

- 1. **Commercial Site Plan Review.** Modesto Frank Gallegos, owners of MG Self Storage, is requesting development plan approval to allow a 12 space flea market on the property adjoining the storage units located at 1721 N. Riverside Drive. The property is located within a B-2, General Commercial District.

- 2. **Plaza de Española Historic District Review.** Melissa Salazar, President/Representative, for the Española Community Market Co-Op, is requesting a Historic District review for the proposed occupancy of an existing building located at 312 S. Paseo de Oñate. The property is located within the Plaza de Española Historic District.

- VI. Approval of Minutes, March 8, 2012
- VII. Matters from the Planning Commission
- VIII. Matters from the Planning Staff
- IX. Adjournment

**IV. Public Concerns:**

*There were no public concerns; however, Commissioner Wright introduced Bill Rettew, staff writer for the Rio Grande SUN.*

V. Items for Consideration:

1. **Commercial Site Plan Review.** Modesto Frank Gallegos, owner of MG Self Storage, is requesting development plan approval to allow a 12 space flea market on the property adjoining the storage units located at 1721 N. riverside Drive. The property is located within a B-2, General commercial District.

Mr. Valdez read the staff report as follows:

**Recommendations:**

*This request was reviewed by the members of the DRT Committee during a regularly scheduled meeting. Minutes of the meeting are hereby provided. Recommendations for approval have been addressed and included in the submitted plans.*

**Executive Summary:**

*In accordance with the City of Española, Development Code, Article IV, Section 153, **Development Plan Approval**, the applicants shall comply with the following:*

1. *Applicants for new construction of individual buildings or additions shall receive Planning Commission approval of a development plan prior to issuance of a building permit. A development plan is required in the following circumstances:*
  - a) *Any new commercial development*
  - b) *Any application for subdivision into three or more lots for residential or commercial use*
  - c) *Any expansion of an existing site for which there has never been an approval development plan*
  - d) *Any change of use for an existing site with or without an approved development plan*
  - e) *An expansion of more than 2000 square feet of gross floor area and/or land use area for an existing site with an approved development plan.*
2. *A development plan for approval by the Planning Commission. For the purpose of this section, "development plan" means a plan drawn to scale, certified by an engineer and/or architect, showing the locations of existing and new structures; location map, lot coverage, height and gross floor area of structure; lot area, the placement and arraignment of buildings and the uses to be included; on site drainage, retention and detention areas, drainage flow, proposed lighting of the premises; internal vehicular and pedestrian circulation; vehicular and pedestrian ingress and egress from adjoining streets; recorded and proposed easements; location of off street parking and loading facilities, any significant natural features, including drainage and vegetation; location and type of landscaping; and the type of visual screening such as walls, fences and landscaping. If it is proposed to develop the plan in phases, the phases of development shall be indicated along with any other information requested by the Planning Staff, DRT or Planning Commission.*

**Summary:**

*Mr. Frank Gallegos is the owner of the adjoining property located at 1721 N. Riverside Drive. The lot has currently been operating somewhat as a flea market on weekends. Individual storage tenants open their units and sell from them directly or on the lot. There have been complaints from the adjoining businesses due to the lack of facilities for their customers and the lack of proper parking designation. Mr. Gallegos has responded to the concerns with a proposed plan for a 12 space flea market.*

*In reviewing the plans for this proposal, questions from staff as to ingress/egress, parking, traffic circulation and bathroom facilities were brought up. The applicant has addressed these concerns and has expressed a willingness to work with the department to accomplish the requests.*

*The ability of the applicant to provide liability insurance for the issuance of a business registration, a bathroom facility for the customers, and the proposal to enclose the lot to allow access/exit from Calle Rivera only, is important. In addition, the applicant is willing to stripe the indicated parking spaces and selling areas and place appropriate signage to indicate ingress/egress.*

*Since the Development Code does not address flea markets specifically, the following is a synopsis of the applicant's request:*

- *Lot Area. .497 acres / 21,649 sq. ft.*
- *Setbacks. 10' Front setback from N. Riverside Drive.*

- *Parking.*                **24 spaces on site.**
- *Landscaping.*        **Not addressed.**
- *Vehicular access.*    **26' entrance and exit.**
- *Bathroom Facility*    **Located within the storage area. H/C accessible.**
- *Signage*                **Not indicated. Signage for Larry's Classics located on Mr. Gallegos property will require removal.**

**Conditions of Approval:**

1. *H/C assessable bathroom facility.*
2. *Stripping for proposed parking and selling areas.*
3. *Gates on curb cuts off N. Riverside Drive to prevent access during flea market hours.*

**Comments:**

*At this time staff has not received any comments from adjoining property owners or neighborhood groups.*

Chairwoman Martinez stated that in reviewing the DRT minutes, she noticed that the format was different in regards to the making of recommendations and approvals.

Mr. Valdez stated that the minutes are as they were proposed at the meeting and all recommendations are noted within the staff report.

Modesto Gallegos, applicant, stated that he has provided the commission with a diagram that he drew, laying out his proposal. He stated that he knew there were concerns and wanted to address them. He stated that his diagram shows the following:

- **Designated entrance and exit**
- **Lot Spaces.** Spaces at 20x20 to allow for vendors to sell right from their vehicles
- **Parking.** Provided in the middle of the lot, striped at an angle
- **Restrooms.** Mr. Gallegos stated that he would be renovating the existing restrooms, as suggested, to be ADA compliant.

He stated that he was open to suggestions and any improvements would be good for him and the flea market. He concluded that he was aware of the parking and restroom concerns and he wanted to control the situation for the vendors, customers and neighbors.

Chairwoman Martinez stated that Mr. Gallegos's summary stated that there would be 18 spaces; however, she counted 22.

Mr. Gallegos stated that it depended on the striping as to how many spaces he could fit, and more were possible.

Chairwoman Martinez stated that she noticed that his proposal stated that there would be no fire arms sold on the property and suggested that no weapons be sold at all.

Mr. Gallegos stated that he was only thinking fire arms.

Commissioner Wright questioned if Mr. Gallegos was aware of the recommended conditions of approval by staff and if they were acceptable.

Mr. Gallegos replied that he did and he agreed that the curb cuts off of Riverside were not necessary and should be blocked off.

Commissioner Wright stated that the DRT minutes noted that no street parking would be allowed off of Calle Rivera. He asked if it was Mr. Gallegos's responsibility to post the signs or the City's.

Mr. Valdez stated that it would be the property owner's responsibility to prevent street parking and if it does occur than the City has jurisdiction to issue citations.

Commissioner Wright asked who was responsible for the signage.

Mr. Valdez replied that he did not know; therefore, he could not answer at this time.

Mr. Gallegos stated that signs would not be needed near the curb cuts, but they could help him further down Calle Rivera. He concluded that if he could find the signs, he would put them up.

Commissioner Khalsa stated that parking would not be allowed during hours of operation: he questioned if visitors for a resident down the street would be allowed to park on the street. He stated that it is a city street and the City needs to figure out how they want it to flow.

Mr. Valdez replied that if it becomes an issue and parking problems occur during operation then the City would step in to alleviate the problem.

Commissioner Khalsa stated that it appears to not be something that needs to be done immediately.

Mr. Valdez replied, "Not immediately."

Chairwoman Martinez asked if Larry's Classics was still open and operating, because DRT stated that its sign is located on the property and it may need to be removed.

Mr. Gallegos stated that it would not be a problem and he just lends it to him, but it would be helpful for the City to send him a letter asking him to remove it.

*Chairwoman Martinez opened public hearing at 6:22 pm.*

Martin Luther stated that he has been vending on the property on and off for eight (8) months. He stated that he is an observant man and in that time he has not seen overflow on the streets because there has always been space available in the parking lot. He expressed that Española needs something like this and in today's economy it is the difference of people making it and not. He explained that if you drive through Española on a weekend, it is as if the whole City becomes a free style flea market because there is no organized place where people can sell their stuff. He concluded that since he has been there, it has been calm with no fights and this flea market was something positive for the community.

Phillip Chacon stated that Mr. Gallegos has been doing a good job in allowing people to vend there and hopefully the commission would allow him to continue. Mr. Chacon stated that the criteria for a flea market are not within the code so how could they enforce ADA facilities. He stated that when Kelly Cook did her flea market she was only required to put a portable potty and in regards to the Larry's Classics sign: "It is a classic." He expressed that in a development review the entire property has to come to standards, but there are a lot of people in this community where this is how they get their gas money and Mr. Gallegos is not going to get rich from this, so they should not incur further costs.

Raymond Lucero, property manager of the Pinch-n-Penny, stated that he has nothing against Mr. Gallegos, but he does have the following issues:

- **Trash.** He stated that the trash continues to move unto their property and he has had to hire people to clean it up and the dumpsters are filling up. He stated that he has a picture from this morning that he would like to show the commission. *(Mr. Gallegos submitted the photos to the commission.)*
- **Parking.** Mr. Gallegos stated that he has seen Mr. Luther vending on the property and there was one time where he was the only vendor and there were five (5) cars there just to see him. He expressed that if there were five (5) cars per vendor there is not nearly enough parking to accommodate them: the semi trucks alone take up the parking and they will continue to park in his parking lot. He stated that cars are also parking on the entrance to his business and they have posted signs, as the Police had suggested, but they are being ignored.
- **Lack of restrooms.** Mr. Gallegos stated that the restrooms were another big issue because the vendors and customers are going to his Laundromat to get change and use their facilities. He concluded that they denied a vendor the use of the restroom, so he argued with staff and used it there, leaving urine and feces for them to clean up.

Mr. Lucero expressed that he has no problem with a flea market, but his problem is with what is currently going on. He concluded that he does not mind the business being there and he has nothing against Mr. Gallegos, but he has to watch out for his business and customers.

Mr. Gallegos stated that he too has pictures and concerns with the trash. He stated that people, other than his vendors, are discarding their trash in the dumpster, because it is happening during the weekday. He stated that he has been out there raking and disposing of trash, but this problem did not exist prior to the dumpsters. He stated that he would like a sign stating that illegal dumping is prohibited and if caught there will be a \$500 fine. Then he can take a picture of those dumping illegally and have the City bill them. He agreed that the customers have been parking next door, but their parking did not have a place to show them where to park, so they were double parking. He explained that because they will not be set up for the fifth wheels, they will no longer be allowed to vend there. He expressed that it would be nice to be able to lock up the trash, but he felt that people would dump it on the side. He expressed that he did not think it was going to get this busy, but he will be there now to ensure they do not park next door and if it should get chaotic, then he will shut it down.

Mr. Lucero stated that he agreed with Mr. Gallegos on the trash concern, but he has never seen him cleaning; however, he has seen Mr. Luther. He stated that they have had to hire extra people just to clean trash that comes from their business. He expressed that Mr. Gallegos said he is willing to be there, but is he willing to hire people to chase his customers from our business.

Mr. Gallegos replied that when he has been there he has not seen the customers parking at the other business, but he will be there now and will not allow them to park there.

Mr. Lucero stressed that he should not have to hire more employees to ensure that people are not parking on his property: the weekends are his days off and he should not have to show up to make sure they do not park there. He concluded, "If he wants a flea market, then it should be his responsibility."

Chairwoman Martinez asked that in event that the 22-24 parking spaces get full is there another location for an overflow parking in your area.

Mr. Gallegos responded that the land to the south was Indian land, and he has approached them, but "you know how that goes."

Chairwoman Martinez asked about the storage area.

Mr. Gallegos replied, "No, those are for the storage." He stated that once the parking is striped and the access is pointed out, it will be more orderly. "It will not be like everyone in Española will be there at once."

Commissioner Beaudoin applauded Mr. Gallegos for listening to his neighbors and trying to create order out of chaos. He asked how many vendors, top number, are selling during the "free for all."

Mr. Gallegos answered no more than ten (10) vendors.

Commissioner Beaudoin stated that he had walked into that area recently and there were no fewer than 30 vendors. He stated that the problem is control of the perimeter and the interior space. He stated that he noticed that Mr. Gallegos tried with a cable; however, it appeared to be cut or run down. He asked if he had any ideas on how to control the perimeter.

Mr. Gallegos replied that the cable had been put years ago and it may need to be put back to ensure that people cannot access the property through Riverside; anyhow the access through Riverside would take up vendor space. He stated that on the north side he would have signs for designating entrance and exit and any other sign suggestions, at his own cost; however, he or someone else will be on site. He concluded that he understands the concerns of the people next door and he will try to address them all and he encourages communication with the neighbors.

Commissioner Beaudoin stated that if there was a method, plan or way to control the perimeter it could solve the trash problem. He explained that during operation, the vendors would be

policing the area: he questioned if there was a way to lock up the lot at closing and still having the storages accessible.

Mr. Gallegos stated that he had thought of writing a letter of what he expects from his vendors, such as picking up after themselves, and relocating the dumpsters; however, he does not know if he is allowed to move them or place them behind a fence. He expressed that a sign stating "illegal dumping is not allowed and subject to a \$500 fine" would help him a lot. He explained that he could not enforce a fine, but the City could if there was an ordinance on illegal dumping, and if there isn't one already, there should be.

Commissioner Beaudoin asked if he had a storage space with him, how would he access it.

Mr. Gallegos answered, "There is a combination lock."

Commissioner Beaudoin questioned if it would be possible to have a cable with another lock, with the same combination, to police the area when the flea market is not operating. He expressed, "The entire City is with an inadequate facility and you are getting stuck with the nuisance."

Mr. Gallegos stated that it was an idea and he would consider an extra cable at 30-40 feet.

Mr. Chacon stated that it could be a safety concern for Mr. Gallegos's storage tenants on Calle Rivera. He stated that the best thing to come up with was an alternative spot for the dumpster and asked Mr. Gallegos if he requested it be on his property or if he knew why it was there.

Mr. Gallegos stated that North Solid Central Waste (NSCW) just put it there.

Mr. Chacon suggested that he call them and ask them to relocate it because it is an inconvenience to his tenants.

Commissioner Wright advised him to work with NSCW and have them enclose it. He stated, however, that there is a problem with illegal dumping, because the commission was there yesterday at 4:30 and the trash illustrated on the pictures was not there: therefore, it is not from weekend activities.

Mr. Luther expressed that the property cannot be policed 24/7. He stated that the dumpsters were dumped yesterday and today they are 90% full. He explained that it is coming from the neighbors in the general area because of the convenience.

Mr. Chacon stated that it could help to have portable carts that roll out and then take them to the dumpster at close.

Mr. Lucero stated that at the laundry they had to lock their dumpster. He explained that they pay for two pick-ups, Mondays and Fridays, and on those days an employee unlocks the dumpster and it remains locked the rest of the time: it has stopped with the excess.

Commissioner Beaudoin stated that it seems as if there are a lot of nuisance issues that go between private property owners and the City. He asked if the department had a facility where they could sit with these gentlemen and narrow the concerns down to figure something out.

Mr. Valdez stated that there have been a few things discussed here tonight and MG storage, as a business, is required to have trash. He stated that locking it up had also been suggested to Mr. Gallegos within his office. Then there is the other trash that gets blown around, it is a nuisance problem; however, the department addresses those nuisances to the property owner who can comply or be cited per ordinance. He stated that the issue on hand is the flea market and its layout. He suggested that they get back to that topic at this point.

Chairwoman Martinez asked staff if the handicapped bathroom would be taking the existing meter or could he bring in a portable potty as previously suggested.

Mr. Valdez stated that the Armstrong flea market, as mentioned by Mr. Chacon, was recommended to install an ADA restroom or an ADA portable sanitation facility, the same was asked of Mr. Gallegos. He explained that either one is acceptable, but there are costs to the

applicant to dump out the portable. The ADA restroom was recommended in this case because there is an existing meter.

Chairwoman Martinez clarified that he does have choice.

Mr. Gallegos pointed out the restroom on his diagram and stated that it is in existence right now and had been approved by the City years ago.

Commissioner Khalsa asked how much money was involved on remodeling the restroom to be ADA approved and asked why it was being required. He stated that it should only be required for a business vending food; otherwise, he did not have to make a public restroom available.

Mr. Gallegos stated that the renovations were more of cosmetic.

Commissioner Khalsa explained that sink and toilets had to be at an ADA height and there needed to be a five (5) foot radius for wheel chair accessibility. He stated that a portable may be cheaper than the renovations. He agreed with Mr. Chacon that a restroom is not required and it is not in the code; however, he understood that he is trying to provide a service for his customers, but the question was could he do it.

Mr. Lucero stated that the Laundromat was required to put a restroom and they do not sell food either. He questioned why they were required to put the facilities.

Commissioner Khalsa explained that if a business has a public restroom, then they have to meet the codes; however, if they were to state that the restrooms are for staff only or simply say, "We do not have a bathroom," then they are not required.

Mr. Chacon stated that Mr. Gallegos is just trying to be a good person and although he understands the manager on the other end, these issues come from being within a commercial district. He stated that updating the facilities may just be a verbal agreement, at a cost to him, but he suggested restricting the facilities to employees only and specifying tow zones. He concluded that it should not be Mr. Gallegos's responsibility to stand out there and control traffic.

*Chairwoman Martinez closed public hearing at 7:05 pm.*

Commissioner Wright agreed that parking and trash were an issue. He stated that the proposed vendor lots are shown where the trash is currently located and the utility pole, not shown on the drawing, is in the middle of where traffic circulation would be. He also stated that the layout has no segregation between vehicular and pedestrian traffic and recommended placing the parking to the west end, striped with straight lines, and it would be possible to create 40 spaces. He explained that if the parking was butted against Riverside and the curb inlets were closed, there would be the possibility of 18 spaces there and a wide turn to the back, with one-way circulation with an ingress and egress: pushing all the booths towards the storage would create more room for the booths. He stated that he should work NSCW regardless and figure out where to relocate the dumpsters

Mr. Gallegos stated that he was open to whatever works. He explained that the utility pole, in the middle of the lot, was put there for electricity when it was a car sales lot; however, it was no longer needed and he could call Jemez to disconnect and remove it.

Commissioner Wright stated that it appeared to be disconnected, but there is also a phone line coming in from the north.

Mr. Gallegos stated that neither one is necessary, but it was left there in case another car sales lot rented the property.

Commissioner Wright stated that he could leave it and have electricity for the vendors: it is whatever makes the most sense to him as the property owner.

Commissioner Khalsa stated having the parking to the edge of Riverside would eliminate the 16' set back and be an advantage.

Chairwoman Martinez stated that having the parking separate from the pedestrians is also a safety issue.

*There were no further questions and/or discussion.*

*Commissioner Wright made a motion to approve the Commercial Site Plan Review to allow a flea market on the property adjoining the storage units, located at 1721 N. Riverside Drive, with the conditions of realigning the parking to the west as to segregate vendor booths, the placement of at least four (4) handicapped parking spaces, pedestrian access through the parking, restroom facilities, striped parking and the closure of access from N. Riverside Drive during flea market hours.*

*Commissioner Beaudoin seconded the motion.*

Commissioner Wright stated that the intention of the motion was to have staff approve the parking and site plan and asked if a staff review was still possible.

Mr. Valdez replied that Mr. Gallegos has expressed that he will purchase liability and a business license, so it possible to readdress it before the issuance of a business registration and a Certificate of Occupancy, which will be needed at the completion of the facilities.

*Commissioner Wright made a motion to amend the previous motion to include parking approval by the planning staff prior to the issuance of a Business License.*

*Chairwoman Martinez accepted the amendment.*

*Commissioner Beaudoin seconded the motion.*

*Motion carried 4-0 vote.*

*Chairwoman Martinez called a vote on the original motion to approve the Commercial Site Plan Review for a flea market located at 1721 N. Riverside Drive with the conditions noted within the motion.*

*Motion carried 4-0 vote.*

2. **Plaza de Española Historic District Review.** Melissa Salazar, President/Representative, for the Española Community Market Co-Op, is requesting a Historic District Review for the proposed occupancy of an existing building located at 312 S. Paseo de Oñate. The property is located within the Plaza de Española Historic District.

Larry Valdez read staff report at 7:23 pm as follows:

**Recommendations:**

*The request for alteration and occupancy of the building was reviewed by the members of the DRT Committee at a regularly scheduled meeting. Minutes of the meeting are hereby provided. Discussion was held regarding the occupancy of the building with discussion of recommendations for approval addressed in the minutes.*

**Executive Summary:**

*In accordance with the City of Española, Municipal Ordinance, No. 603, Appendix C, Article XXI, **Plaza De Española Historic District** the applicants shall comply with the following:*

**SECTION 3:**

**Purpose**

*The promotion of the economic, cultural and general welfare of the citizens of the city as well as the promotion of the harmonious, efficient and orderly growth and development of the city make it essential by the governing body that the qualities relating to the history of the Española Valley and a harmonies appearance which preserves property values that also attracts tourism and fosters preservation be enhanced. Some of the qualities sought to be preserved are:*

- 3.1- *The continued existence and preservation of historical areas and buildings.*

3.2 -The continued construction of buildings or structures in adopted or recognized historical styles, and  
3.3- A general harmony as to style, form, color, proportion, texture and material between buildings of historic design and those of more modern design.

**Preservation of mercantile character**

Review and approval of proposed work within this district is required. At the time application is made to the city for a permit for construction, alteration or demolition, the applicant shall be accompanied by drawings, specifications and descriptions as may be required to determine the characteristics of the proposed project. The city zoning administrator shall notify the planning commission of each application received for work within the district and shall not approve the issuance of a building permit until approval is received from the planning commission.

**Summary:**

The Española Community Market Co-op proposed the occupancy of the old Chamber of Commerce building in December 2011 to this board. Approval of the request was granted with conditions for the proposed occupancy. The Co-op has since determined that the site currently being reviewed, better meets their needs.

In reviewing this request, it was noted that there are two (2) separate lots involved on the site plan. It has since been determined that the owner has possession of both. This will allow for the required number of parking spaces in accordance with the Development Code and will allow for the ability of the delivery trucks to access the property from Paseo De Oñate, unload on the back dock and exit using Calle Chavez. It has been noted that typically, the higher intense zone screens when residential and commercial properties adjoin one another. Staff also noted during the DRT meeting that landscaping should be provided, at the very least in planters.

**Conditions of Approval:**

1. Buffering along the south end of the property, between the residential and commercial use.
2. Landscaping as required.
3. Adherence to the Plaza De Española Historic District standards.

**Comments:**

At this time staff has not received any comments from adjoining property owners or neighborhood groups.

Commissioner Wright asked what would be appropriate screening.

Mr. Valdez replied that the screening would need to be solid as to prevent lights from hitting the adjoining homes during deliveries that may occur at dark.

Commissioner Beaudoin stated that the loading dock is orientated from east to west and asked if the screening should then be required on the east, towards the river and west, towards the beauty shop.

Mr. Valdez replied that the affected properties would be those along the southwest area, towards Calle Chavez.

**Mr. Valdez pointed out the area on an orthographic as requested by Commissioner Khalsa.**

Commissioner Khalsa asked the applicant if she was aware of what was being asked.

Melissa Salazar, applicant and President of the board for the Cooperative market, stated: "I am now." She explained that they would like to move to this space and they are excited about being on Main Street. She stated that they would be selling local goods and products to promote Española and Main Street. She expressed that the location was better because the old site had a lot of things that needed to be done and this one was pretty much ready. She stated that it had sufficient parking; ingress/egress and the customers could come in Paseo de Oñate and exit Calle Chavez in a one way traffic flow. She stated that she was open to suggestions and recommendations and noted that ADA alterations are the only thing that they are proposing to do at this time.

Commissioner Wright asked if a lease had been signed yet.

Ms. Salazar replied that they did not want to go backwards this time so they have not yet signed the lease. They wanted to ensure that they were approved first.

Commissioner Wright asked if she was aware of the three (3) conditions of approval from staff.

Ms. Salazar stated that she just learned of the screening, but was aware of the ADA requirements.

Commissioner Wright stated that planters could be accepted as landscaping and the conditions per the Historic District standards are vague.

Chairwoman Martinez asked if staff had provided the applicant with the standards for the Historic District.

Ms. Salazar stated that she had not received the standards, but they would follow them.

Commissioner Khalsa asked if the lease was for the parking as well.

Ms. Salazar stated that there are two (2) lots, the one that the building sits on and the one to the west: there is an easement back towards Calle Chavez.

Commissioner Beaudoin requested that they assure that the sign is not leaned up against the building, as it is now at the old commerce building, and that it is put up and anchored.

*Chairwoman Martinez opened up the public hearing.*

Mario Miskarian stated that with the fiber arts store across the street, the market would add a nice quality and create the sort of activity that would be liked on that street.

Phillip Chacon stated that the commission should approve the case with the conditions of approval noted and the 5% landscaping that is required per city code. He stated the area needed more tenants and that the market would be a big improvement.

Laney Martinez stated that she volunteers at the Co-Op and she is excited to go to Main Street; therefore, she is requesting approval.

*Chairwoman Martinez closed the public hearing at 7:30 pm. There were no further questions or discussion.*

*Commissioner Khalsa made a motion to approve the request for the Historic District Review for the existing building located at 312 S. Paseo de Oñate, with the recommendation of a buffer on the south end between residential and commercial zones, landscaping as code requires and the adherence to the Historic District standards.*

*Chairwoman Martinez seconded the motion.*

*Motion carried 4-0 vote.*

VI. Approval of Minutes, March 8, 2012:

*Commissioner Wright made a motion to approve the minutes as presented.*

*Commissioner Khalsa seconded the motion.*

*Motion carried 4-0 vote.*

VII. Matters from the Planning Commission:

Commissioner Beaudoin asked staff why the Historic District paperwork was not provided to the applicant before so that they could enter the meeting knowing the requirements.

Mr. Valdez replied that he just spoke with her and she will be receiving it.

Commissioner Martinez expressed that she was confused with the DRT minutes because the meeting did not make a motion to approve or deny.

Mr. Valdez explained that it had to do with the meeting. It was lacking people and we had to catch others up. He stated that there was not a motion put on the table and Desirae recorded the meeting just as it was spoken.

Chairwoman Martinez asked if there as any direction on the roles of the commission.

Mr. Valdez stated that he will address that in *Matters from the Planning Staff*.

**VIII. Matters from the Planning Staff:**

Mr. Valdez stated that Russell Naranjo, Planning Director, could not make it tonight because he was ill; however, he wanted to pass on his congratulations because every commissioner present has a one year appointment to the commission. He announced that Clyde Vigil, Julie Atencio and John Ricci will be joining them. He stated that a meeting/workshop will be held on Thursday, April 26<sup>th</sup> for the new commissioners as well as themselves, if interested.

Ms. Medina stated that the City website has been updated and currently reflects the recent Planning and Zoning Commission meeting minutes, as requested.

Chairwoman Martinez suggested that the commissioners begin to work on their biographies now that they have a new commission.

Mr. Valdez stated that there is one case for next month's meeting for a Commercial Site Plan Review at the intersection of El Llano Road and N. McCurdy Road for a barber shop. He stated that it is an extension of land from the residence across the street.

Commissioner Beaudoin asked if that was residential.

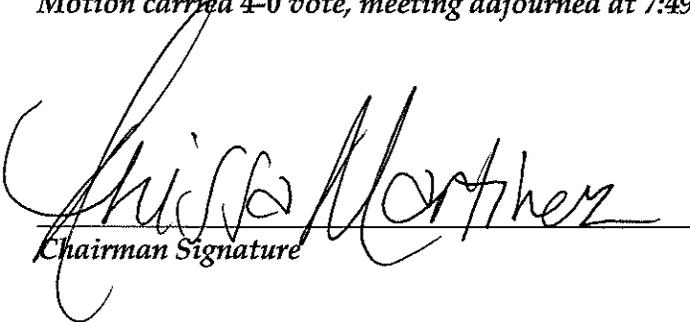
Mr. Valdez replied that he is still working on it and has not yet measured it out.

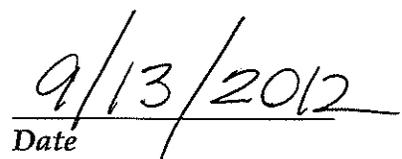
**IX. Adjournment:**

*Commissioner Khalsa moved to adjourn the meeting.*

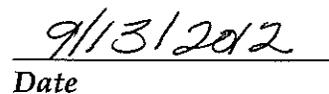
*Commissioner Wright seconded the motion.*

*Motion carried 4-0 vote, meeting adjourned at 7:49 pm.*

  
Chairman Signature

  
Date

  
Secretary Signature

  
Date