



County of Los Alamos

1000 Central Avenue
Los Alamos, NM 87544

Minutes

Planning and Zoning Commission

*Philip Gursky, Chair; Michael Redondo, Vice Chair;
Philip Kunsberg; Ashley Mamula; Jaret McDonald; Catherine Mockler;
Larry Warner and Amy Woods, Members*

Wednesday, August 10, 2016

5:30 PM

Los Alamos County Municipal Building
Council Chambers

1. CALL TO ORDER/ROLL CALL

Present 7 - Chair Gursky, Commissioner Redondo, Commissioner Warner, Commissioner Woods, Commissioner Mamula, Commissioner Mockler and Commissioner Kunsberg

Absent 2 - Commissioner Brueggeman and Commissioner McDonald

2. PUBLIC COMMENT

3. APPROVAL OF AGENDA

A motion was made by Member Redondo, seconded by Chair Mamula, that the Agenda be approved, as presented/amended. The motion passed, by acclamation,unanimously.

4. PUBLIC HEARING(S)

Case No. 16-SUP-001: Mark and Diana Martinez, owners, request approval of a Special Use Permit to allow for an accessory apartment. The subject property is located at 20 Manhattan Loop, Los Alamos, and is zoned R-1-8 (Single Family Residential).

Attachments: [Exhibit 1: Vicinity Map/Aerial Photo of the Subject Property](#)
[Exhibit 2: Application, Proposed Site Plan and Proposed Elevations](#)
[Exhibit 3: DRAFT Minutes of July 1, 2016 Inter Departmental Review Committee](#)
[Exhibit 4: Map and List of Property Owners within 100 Yards \(300 Feet\)](#)
[Exhibit 5: Photographs of Subject Property; Staff \(8\) and Petitioner \(4\)](#)
[Exhibit 6: NM 502-Trinity Drive Improvements, January 2016 Update](#)

A motion was made by Commissioner Redondo to continue the hearing until the September 14, 2016 meeting to adopt the Findings of Fact. The motion was seconded by Commissioner Mamula.

A motion was made by Member Redondo, seconded by Commissioner Mockler to approve Case No. 16-SUP-001, a Special Use Permit to allow an accessory apartment, located at 20 Manhattan Loop, Los Alamos, for the reasons stated in the staff report and per testimony at the public hearing, and subject to the following conditions:

1. The applicant shall apply for and receive a Building Permit prior to constructing the accessory apartment, and a Certificate of Occupancy prior to future occupancy.
2. The off-street parking area proposed to be sited at the front of the subject property shall be constructed in accordance with code and be complete prior to future occupancy of the accessory apartment (if this area will be designated for off-street parking to serve the accessory apartment). As an alternative, the existing concrete pad in the rear yard may be utilized for off-street parking to serve the accessory apartment.
3. The accessory apartment structure shall be architecturally compatible with the existing single family residential structure on the subject property.
4. All requirements of the Los Alamos Development Code shall be met during construction of the accessory apartment and prior to obtaining a Certificate of Occupancy

The motion passed by the following vote:

7-0

Yes: 7 - Chair Gursky, Commissioner Redondo, Commissioner Warner, Commissioner Woods, Commissioner Mamula, Commissioner Mockler and Commissioner Kunsberg

Absent: 2 - Commissioner Brueggeman and Commissioner McDonald

5. PLANNING AND ZONING COMMISSION BUSINESS

A. Approval of Minutes

A motion was made by Member Redondo, seconded by Woods, that the minutes be approved. The motion passed unanimously.

Yes: 7 - Chair Gursky, Commissioner Redondo, Commissioner Warner, Commissioner Woods, Commissioner Mamula, Commissioner Mockler and Commissioner Kunsberg

Absent: 2 - Commissioner Brueggeman and Commissioner McDonald

Minutes from the Planning And Zoning Commission Meeting on June 08, 2016

Attachments: [A - Draft Minutes for June 08, 2016](#)

Commissioner Redondo moved that the Commission approve the Minutes for June 08, 2016. Commissioner Mamula seconded the motion. Motion passed 7-0

Absent: 2 - Commissioner Brueggeman and Commissioner McDonald

6. Los Alamos Comprehensive Plan

The discussion from 08-06-16 on the Comprehensive Plan was continued at this meeting. Future development portion of the comprehensive plan was discussed with Mixed Use being a new zone to be eventually added after the plan is completed.

Ms. Kathy Gillespie, 427 Estante Way, wanted the commission to be thoughtful of ordinances 252 and 254 which spells out the county owned properties that are designated as wilderness and wilderness recreation. The ordinance also outlines a procedure if the designations need to be changed in the future and would like citizens and the commission to keep in mind those processes.

A. Continuation of August 6th's Meeting

B. Comp Plan Formatting

C. Land Use Maps

D. Survey Design

7. PUBLIC COMMENT

8. ADJOURNMENT

PLEASE NOTE: Any action by the Planning and Zoning Commission in granting approval, conditional approval or disapproval of an application may be appealed by the applicant or by persons who have a personal or pecuniary interest adversely affected by the decision as defined by Section 16-454 of the County Code. Such appeals must be filed with the Community Development Department within 15 days of the action in accordance with Section 16-492.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the County Human Resources Division at 505-662-8040 at least one week prior to the meeting or as soon as possible.

Public documents, including the agenda and minutes can be provided in various accessible formats. Please contact the personnel in the Community Development Department Office at 505-662-8006 if a summary or other type of accessible format is needed.