



LOS ALAMOS

Planning & Zoning Commission Meeting Minutes

Virtual participation for the meeting was made available via Zoom.
The proceedings can be viewed at: <https://losalamos.legistar.com/Calendar.aspx>

November 12th, 2025
5:30 PM

1. CALL TO ORDER / ROLL CALL

The meeting was called to order by Chair Easton at 5:34 pm. Roll call was taken. A quorum was present.

Members Present:

Karen Easton, Chair
Benjamin Hill, Commissioner
Marlon Brown, Commissioner*
Rachel Adler, Commissioner
Stephanie Nakhleh, Commissioner

Members Absent:

Robert Chrien, Commissioner
Rebecca White, Commissioner
Katherine Bruell, Commissioner
Ronald Nelson, Commissioner

Staff Present:

Elias Isaacson, CDD Director
Danyelle Valdez, Planning Manager
Desirae Lujan, Senior Planner
Katie Thwaites, Deputy County Attorney
Larissa Breen, Assistant County Attorney
Wendy Laird, Senior Office Specialist/CDD

Council Liaison:

None

** Attended virtually via Zoom*

2. PUBLIC COMMENT

None

3. APPROVAL OF AGENDA

Motion by Commissioner Hill to approve the agenda. Seconded by Commissioner Nakhleh.

Motion passed, unanimously.

4. PLANNING AND ZONING COMMISSION BUSINESS

A. Approval of October 22nd, 2025, Planning and Zoning Commission Meeting Minutes

Motion by Commissioner Hill to approve the Minutes, seconded by Commissioner Easton.

Motion passed unanimously.

B. Approval of the 2026 Planning and Zoning Commission Calendar

Request by Chair to move this agenda item to the December meeting agenda.

5. PUBLIC HEARING(S)

- A. Case No. VAR-2025-0016. Property owners, Phillip and Monica Noll, request a variance from Los Alamos County Code, Chapter 16, Article II, Division 3 (Base Zone District Dimensional Standards) for 114 Piedra Loop, White Rock. The request seeks to reduce the required 25-foot side yard setback in the Residential Agricultural (RA) zone district to 14.5 feet to allow replacement of an existing garage.**

Chair Easton opened the case and explained the meeting procedures. The following attendees were sworn in:

*Danyelle Valdez, Planning Manager
Phillip and Monica Noll, 114 Piedra Loop*

Danyelle Valdez, Planning Manager, presented a summary of the request, responded to the decision criteria, and affirmed the staff report's accuracy. Ms. Valdez concluded with staff's recommendation for conditional approval.

The Commission discussed the decision criteria.

Motion by Commissioner Nakhleh to approve the request. Seconded by Commissioner Adler.

Motion passed 5/0 Vote.

Roll Call Vote:

[for]
Karen Easton, Chair
Benjamin Hill, Commissioner
Marlon Brown, Commissioner*
Rachel Adler, Commissioner
Stephanie Nakhleh, Commissioner

- B. Case No. VAR-2025-0017. Property owner Geraldine Lopez Keane requests a variance from Manufactured Home Community (MHC) Zone District dimensional standards to allow a porch to encroach into the 15-ft front setback, reducing it to 9.3-ft. The property, TSV 131, is located in the Tsikumu Village subdivision at 1177 Seminole, Los Alamos, NM.**

Chair Easton opened the case and explained the meeting procedures. The following attendees were sworn in:

*Desirae Lujan, Sr. Planner
Geraldine Lopez Keane, 1177 Seminole*

Desirae Lujan, Sr. Planner, presented a summary of the request, responded to the decision criteria, and affirmed the staff report's accuracy. Ms. Lujan concluded with staff's recommendation for conditional approval.

Property owner, Geraldine Lopez Keane, described the application request and answered questions from the Commission.

The Commission discussed the decision criteria.

Motion by Commissioner Hill to approve the request. Seconded by Commissioner Adler.

Motion passed 5/0.

Roll Call Vote:

[for]

Karen Easton, Chair

Benjamin Hill, Commissioner

Marlon Brown, Commissioner*

Rachel Adler, Commissioner

Stephanie Nakhleh, Commissioner

6. COMMISSION/DIRECTOR COMMUNICATIONS

A. Department Report

Danyelle Valdez, Planning Manager, reported that the RFP has been finalized for the Comprehensive Plan and the Historic Preservation Plan. Ms. Valdez also reminded the Commissioners that next month's meeting is dedicated to the Work Plan. Chair Easton questioned the traffic survey presentation. Ms. Valdez indicated a future date will be set to present the report. Ms. Valdez also reminded everyone of the P&Z Luncheon scheduled for the following day.

B. Chair's Report

Chair Easton discussed the traffic survey and the luncheon.

C. Council Liaison's Report

None.

D. Commissioners' Comments

None.

7. PUBLIC COMMENT

None.

8. ADJOURNMENT

6:25 pm