



Los Alamos County
Community Development Department

PLANNING & ZONING COMMISSION STAFF REPORT

Public Hearing Date: July 22, 2026
Subject: Case No. SIT-2026-0080
Owners / Applicants: Philip Gursky, Representative for 1735 Central Investment, LLC.
Tigard Pacific RE, LLC., property owner
Case Manager: Desirae J. Lujan, Senior Planner

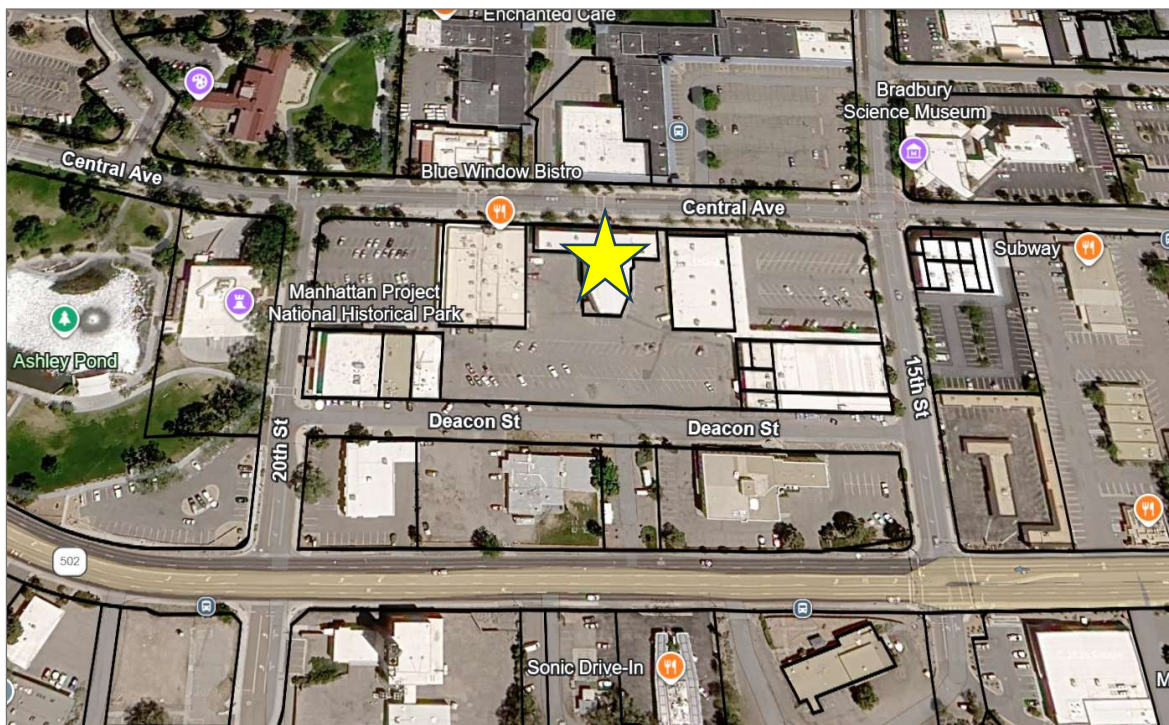
Professional Background:

Associates Architectural & Civil Drafting; 17 years in Planning and Land Use, Local Government, with six years in Case Management of Development Applications.

CASE NO. SIT-2026-0080

Philip Gursky, representative of 1735 Central Investment LLC., on behalf of Tigard Pacific, RE, LLC., property owner, requests approval for Site Plan Adoption for the property at 1735 Central Ave, Los Alamos, NM. The project redevelops the former CB Fox Department Store into a mixed-use facility featuring a boutique hotel, restaurant and food court, bar, retail sales, and meetings, banquets and event areas. The renovation includes an expansion of the second floor and the addition of a third floor, increasing the building area by approximately 4,000 sq. ft. The property is located within the Downtown Los Alamos (DTLA) zone district.

Figure 1: Vicinity Map, Google Airbus Imagery from 05/17/2026; Los Alamos, NM



EXECUTIVE SUMMARY

The applicant, 1735 Central Investment LLC., applied for a Major Site Plan Amendment, on behalf of property owner Tigard Pacific RE, LLC., to redevelop and renovate a vacant building to encourage and increase activity within the downtown area with a variety of dining, entertainment, retail and community-oriented uses. During staff review, it was determined that the request will be processed as a Site Plan Adoption pursuant to Section 16-74(i). The Development Code establishes the same application procedures, decision criteria, and review for both Site Plan Adoption and Major Site Plan Amendment; therefore, the application and analysis are the same and are not affected by the change.

The first floor will feature a food hall, bakery café with grab-and-go service, commercial kitchen, performance venue, public and private meeting rooms, private dining space, hotel check-in, and Amazon lockers. The building supports retail opportunities with three retail spaces (2,447 sq. ft. in total) fronting Central Avenue, and an additional 775 sq. ft. through retail kiosks.

Figure 2: First Floor Plan

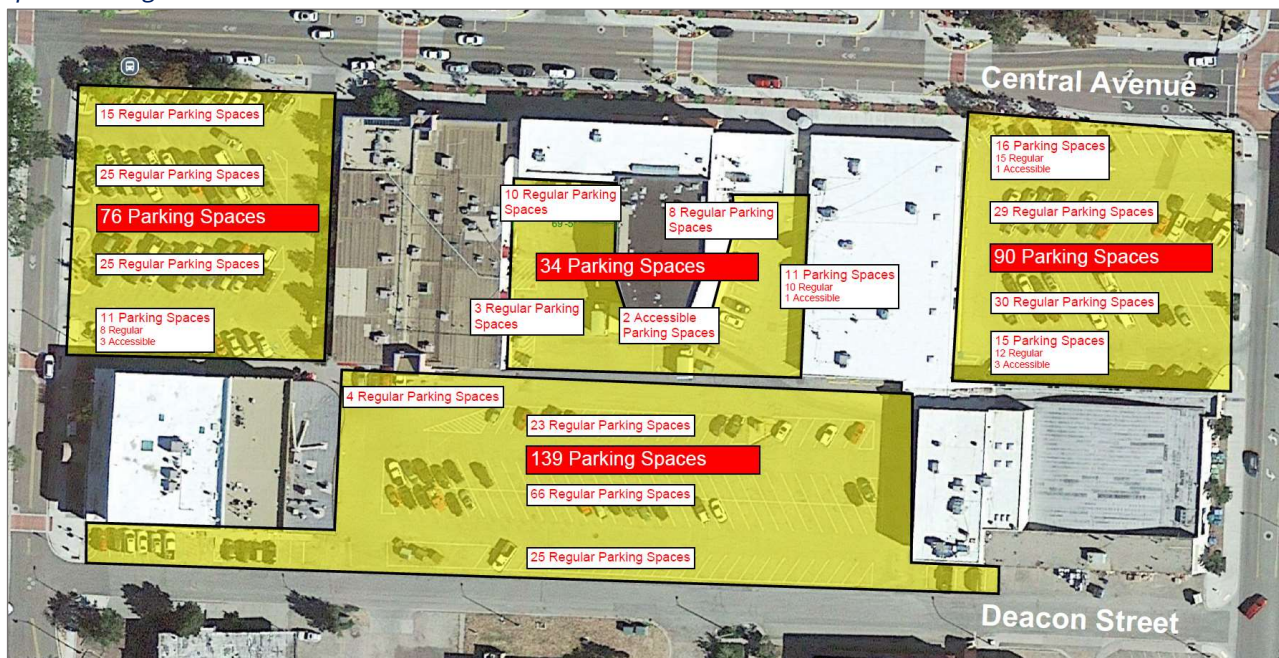


The project will expand the second floor to accommodate a 20-room boutique hotel. A new third floor will include a rooftop restaurant and bar with an outdoor terrace, creating additional dining and gathering space while enhancing Downtown amenities for residents and visitors. The expansion of the second floor and construction of a third floor will increase the building from approximately 24,000 sq. ft. to 28,000 sq. ft.; there are no proposed changes to the site.

SITE INFORMATION

The project is located within the Los Alamos Townsite in the center of the downtown area. The existing two-story building ($\pm 24,000$ sq. ft.) is situated on a 0.36-acre parcel ($\pm 15,682$ sq. ft.) within the Eastern Area 3 Subdivision, Lot EE. The property, primarily addressed as 1735 Central Avenue, is bounded by Central Avenue (an arterial roadway) to the north and Deacon Street (a local roadway) to the south. Parking for the project is provided by a separate 3.20-acre parcel located between Central Avenue and Deacon Street, extending from 15th Street to 20th Street. This parcel contains 289 parking spaces and serves multiple adjacent commercial buildings and uses, including the project site. The parking parcel is owned and managed by the Central Parking Lot Corporation—jointly owned by the surrounding property owners.

Figure 3: Snip of Application Packet, Parking Analysis, Page 1; Existing Parking (yellow) including 25 right-of-way spaces along Deacon Street.



BACKGROUND

The building was constructed in 1952 by the Atomic Energy Commission as a movie theater. At the time, the federal government owned and managed all land and buildings in Los Alamos; therefore, the site was developed without an approved site plan nor was it subject to zoning regulations. Los Alamos County was established in the late 1950s as a self-governing local government but did not fully assume responsibility for land use regulation until the mid-1960s when the County's Home Rule Charter was adopted.

Although the proposed improvements are mainly limited to the existing building, the property has never had an approved site plan under the County's development review process. Combined with the introduction of new uses (e.g. hotel, restaurant), and the property's downtown location, staff determined that the project cannot be reviewed administratively and instead requires public hearing before the Planning and Zoning Commission.

Since its original construction, the building has changed in appearance, including the addition of a second story, and has operated as office and retail. In 1956, it was converted from a movie theater into

a department store, a use that continued for more than six decades. The building was most recently occupied by CB Fox Department Store, which operated from late 1988 until closing in the spring of 2020. The building has been vacant since.

PRE-APPLICATION MEETING

The Los Alamos County Code of Ordinances, Chapter 16, Development Code ("Development Code"), Section 16-74(i)(3), establishes the procedures for submitting a site plan adoption or major amendment application. As the first step in the process, the applicant must schedule and attend a pre-application meeting in accordance with Section 16-72(b)(1) before submitting a site plan application. The required pre-application meeting was held on **May 19, 2026**.

INTERDEPARTMENTAL REVIEW COMMITTEE (IDRC) REVIEW

The Interdepartmental Review Committee (IDRC) held a meeting on **June 25, 2026**, to review SIT-2026-0080. After review and discussion, they unanimously supported the project moving forward to Planning and Zoning Commission with the below comments.

Engineering Division	Upgrading sidewalks servicing the rear entrance is highly recommended to meet ADA standards and provide adequate pedestrian access and connectivity.
Fire Marshal's Office	Applicant reminder that a fire sprinkler system is required. Locations for Fire Department Connection (FDC), Post Indicator Valve (PIV) should be considered, and within proximity to a fire hydrant. Needs to be shown on site plan.
Environmental Services	Recommends the refuse enclosure be located at the southeast corner of the building, which is similar to historical use of the building and provides convenient access for truck collection. Locating it near the El Parasol dumpsters along Deacon Street is neither practical nor efficient for building operations.
Building Safety Division	The building will be a full change of use; therefore, everything will need to meet current code—including providing ADA ingress/egress.
Planning Division	Any future plans for dedicated use of parking spaces along Central Ave must be coordinated with public works, and/or county manager's office and processed accordingly.
Department of Public Utilities	Utility services are adequate. There are no potential burdens on the utility systems, and no public infrastructure expansions or improvements are required.

PUBLIC NOTICE

The Development Code, Section 16-71: Procedures Summary Table, sets forth the type of notification requirement based on application type. Section 16-72(c): Notifications, establishes the notice requirements for a public hearing:

- *Published and Posted Notice, Section 16-72(c)(4):*
 - Notice published in a newspaper of general circulation within the County at least 14-calendar days before the meeting or hearing. **Published on July 2, 2026.**

- The posting of at least one sign on a street abutting the property that is the subject of the application – visible from the street – for at least 14-calendar days before the public meeting or hearing. **Posted on July 2, 2026.**
- Mailed Notice, Section 16-72(c)(5)c:
 - Mailed notice 14 days prior to the public hearing to all owners of record as identified in the records of the County Tax Assessor or occupants of properties within 300 ft., excluding public rights-of-way, of exterior lot lines of the subject property. **Mailed on June 30, 2026.**

SITE PLAN ADOPTION OR MAJOR AMENDMENT DECISION CRITERIA

Section 16-74(i) of the Development Code states that an application for a Site Plan Adoption or Major Amendment shall be approved if it meets all the decision criteria in Section 16-74(i)(4). The Planning and Zoning Commission shall approve, approve with condition, or deny based on the decision criteria:

a. The Site Plan substantially conforms to the intent and policies of the Comprehensive Plan and other adopted County policies and plans.

Applicant Response: The project to develop and renovate the former CB Fox Department Store at 1735 Central Avenue is designed and committed to the process of creating a project that will:

1. a. Substantially increase daytime food options with the creation of large first-floor food court, serving a wide range of food choices in a convenient, efficient and community-oriented venue, with the additional ability to host daytime meetings and group lunches without compromising the general food court patron experience;
- b. Create pickup, delivery and catering options for individuals and groups seven days a week. This will include grab and go options from a Central Avenue entrance with a parking loading zone, immediately adjacent to the entrance;
- c. Create a bakery café on the first floor facing Central Ave with fresh baked goods, traditional café fare and specialty sandwich throughout the day and evening. Serving the hotel and local resident clientele, the Café will be open seven days a week.
- d. Create a rooftop restaurant and bar designed to become the destination of choice for high quality food and beverages, featuring breathtaking views from inside the glass enclosed seating pavilion and outdoor patio area.
2. Create retail sales options including kiosk booth spaces inside the food court and small to medium individual store units fronting on Central Ave to an anticipated opportunity for local and regional craftspeople, small retailers to showcase their crafts and products in a local and NM products store that attracts high foot traffic. We expect to have up to a dozen spaces for small retailers, in addition to retailers displaying and selling in the NM products store.
3. In the evenings, convert the food court into a public performance, meeting and party venue allowing multiple events, all with food and beverage availability.
4. A second-floor boutique hotel with luxury accommodations for short-term visitors, longer-term working and corporate stays and stays for family and event visitors.

Two of the fundamental goals of the Comp Plan are addressed in the Downtown Area goals, stated as follows:

1. Create a vibrant, pedestrian-friendly downtown that includes a central gathering place, nighttime entertainment, and more retail stores and restaurants.
2. Focus development priorities downtown.
3. Enhance the vibrant, historic, small-town character of the County by focusing commercial density increases in the downtown areas.

(See Comprehensive Plan Goals 3.2 Downtown, Page 84)

4. Redevelop vacant blighted areas and underutilized properties.

(See Comprehensive Plan Goals 3.2 Redevelopment, Page 80)

The Comprehensive Plan goals for the LA townsite downtown are to increase residential density and increase economic vitality. The project redevelopment does not lend itself to increased downtown housing density, but, as outlined above, it squarely and materially increases vitality by creating a new central location gathering place for (a) daytime food court and meeting space, (b) multiple evening public performance, party and gathering opportunities, including food and beverage service, (c) rooftop development that will become the after work and evening gathering spot all year, and (d) more than a dozen retail locations within the project, many designed to meet, local small business needs and budgets, including an local anticipated NM Products retail store where scores of local and regional more product creators will be able to sell their goods and products.

We are a part of the community and have listened to the needs and desires of the community in creating a project that embodies the heart and vision of downtown vitality and revitalization envisioned in the Comprehensive Plan.

Staff Response: In the staff's expert opinion, this criterion has been met. The Comprehensive Plan ("Plan") reflects the community's priority to rehabilitate vacant and underutilized properties, with a focused emphasis on the Los Alamos Downtown and White Rock Town Center. *Development, Redevelopment, and Downtown* is a core theme within the Plan.

This project directly supports the top three *Development* goals (pg. 76) by:

1. Developing within current development boundaries.
2. Increasing the quantity of retail businesses.
3. Enhancing a vibrant downtown while keeping a small-town character and feel.

And *Redevelopment* goals (pg. 80) by:

1. Redeveloping a vacant, blighted, and underutilized property.
2. Supporting infill development with redevelopment and adaptive reuse of vacant commercial property.

The Plan identifies the Los Alamos Downtown and White Rock Town Center as key areas for growth, with targeted improvements intended to attract new retail businesses and restaurants. This project aligns with *Downtown* goals (p. 84) by:

1. Creating a central gathering place with more restaurant and retail options, and nighttime entertainment.

2. Focusing development within the Los Alamos Downtown.
4. Enhancing commercial density within the Downtown.

Additionally, the proposed private redevelopment advances the Los Alamos Economic Vitality Strategic Plan and the County's 2026 Strategic Leadership Plan by reinvesting in existing commercial property and creating opportunities for local businesses. The project expands hospitality, dining, retail, and entertainment options, diversifying Downtown's commercial offerings while strengthening the local economy and enhancing Los Alamos as a destination for residents and visitors. By revitalizing a key Downtown property, the proposal also supports the County's Economic Vitality priority by strengthening Downtown, enhancing amenities that support tourism and special events, and creating opportunities for new and expanding businesses.

b. If the subject property is within an approved Master Plan, the Site Plan is in conformance with any relevant standards in the Master Plan.

Applicant Response: The property is within the Los Alamos Downtown Master Plan area and is clearly in conformance with the standards and ideals of the Master Plan.

This property is identified, along with Mari-Mac Village Shopping Center and Central Park Square as the catalytic redevelopment of as mixed-use developments Necessary to drive downtown economic revitalization. (See Page 40 and Exhibit 17 of the Master Plan).

This development project is squarely consistent with the Economic Vitality goals outlined in the Master Plan. See for example:

- *Strategy 1.2: Update the Development Code to incentivize desired commercial uses on ground floors through mechanisms like expedited review/approval processes and waiving permitting fees.*
- *Strategy 1.3: Incentivize the development or renovation of first floor space to be configured for **retail-type uses**.*
- *Strategy 1.4: Update the Development Code to support small business start-ups including co-working spaces, food trucks, **multi-tenant food halls, and greater use of outdoor spaces with restaurants**.*
- *Strategy 1.5: Update the Development Code to allow mobile vending, particularly for **'grab-n-go' food options for youth and families**.*
- *Strategy 2.1: **Implement the economic development and redevelopment tools** and incentives needed to assist private developers with financing gaps and other redevelopment obstacles.*
- *Strategy 2.2: Provide an incentive to a developer/property owner willing to build **an entertainment venue***

The Site Plan Amendment application conforms to the standards of the Master Plan.

Staff Response: In the staff's expert opinion, this criterion has been met because the project is consistent with the vision, development framework, and implementation strategies of the Los Alamos Downtown Master Plan ("Master Plan"). The Master Plan identifies downtown infill development, elimination of blight, downtown revitalization, and increasing the quantity and diversity of retail

businesses as key implementation goals (page 7). Its vision is to create a walkable downtown that serves as a thriving community center with a vibrant mix of residential, retail, office, lodging, entertainment, and public spaces that attract both residents and visitors. To achieve this vision, the Master Plan emphasizes mixed-use redevelopment, targeting infill development, and reinvestment in underutilized properties.

The project site is specifically recognized in the Master Plan as one of the Downtown's catalyst redevelopment sites (Exhibit 17, page 40). Redeveloping these identified sites is a primary strategy for revitalizing the downtown, promoting commercial activity, and advancing the Master Plan's long-term vision. The proposed commercial mixed-use supports the Master Plan's overall vision, especially as it relates to economic vitality. Adding uses like lodging and entertainment, as well as expanding retail and dining options, diversifies and balances downtown businesses and strengthen downtown vitality.

c. If the subject property is within an approved PD zone district, the Site Plan is consistent with any applicable terms in conditions in any previously approved PD zoning covering the subject property and any related development agreements and/or regulations.

Applicant Response: The Property is not located within a PD zone district, and, as such, this provision is inapplicable.

Staff Response: Staff confirms this criterion is not applicable. The subject property is not within an approved PD zone district.

d. The Site Plan is in conformance with all applicable provisions of this Code and other adopted County regulations.

Applicant Response: The Site Plan is in accordance with all applicable provisions of the Development Code (Chapter 16) in that , to the extent this application could be subject to Development Code specific design standards for projects in the Downtown Los Alamos Zoning District (Sections 16-6-(c) through 16-6—(c)(3)h.7, inclusive), as well as the more general and County Development Standards (Development Code Design Standards, Sections 16-20 through 16-67, inclusive) the written response to this criterium application, addresses both DTLA specific design standards and the more general design standards in Division V of the Code.

The project involves complete interior renovation of the old CB Fox Building at 1735 Central. In the existing building is approximately 24,000 sq. ft. and our plans will call for additional new space of approx. 4,000 sq. feet.

The building was built in 1952 by the Corp of Engineers. It was initially built as a movie theater with office space in the front portion of the building facing Central Ave. It was modified in 1953 or 1954 to include a second floor in the back theater portion of the building and was used as a department store. Over time any remaining independent office or retail in the front section was also converted to department store use.

In consultation with County Planning Staff, it was agreed to file a Major Site Plan amendment to avoid potential ambiguities or confusions in the Development Code. However, with substantial site development already existing and limited exterior and additions proposed to the building, our project does not meet or trigger a significant number of the design standards set forth in Code are our project do not meet the minimum applicability thresholds. With respect to design standards for both DTLA and General Design Standards we address them below by Section.

DTLA Standards

Sections 16-6-(c) through 16-6-(c)3.h. contain a comprehensive set of design standards for use in development within the DTLA Zone District Areas and to conform it to the Downtown Los Alamos Master Plan. Section 16-6-(c)(1) provides design standards for property zoned DTLA only apply to a redevelopment or modification of existing structure where there is an increase of building floor area of more than twenty-five percent (25%) of the floor area of the building area. As displayed on the Site Plan with this Application, the increase is 17.11%, so the replacement standards in these Sections will not apply to our application.

ARTICLE IV. Development Standards

Division 1. Dimensional Standards. Building Setbacks are 0 feet on all sides of the Property (See 16-6-(c) Table 16). So there are no setback requirements nor are there any yard requirements for this Property under this Section.

Division 2. Access and Connectivity. Initially, building coverage on the Site is 78.8%, increasing to 82.65% coverage after redevelopment. Notwithstanding that this Major Site Plan Amendment is not triggered by our application, the DTLA standards, designed to meet Downtown Master Plan visions for streetscape, cross-access connectivity and effective vehicular, bike and pedestrian are already largely in place. Streetscape design of the site itself and the entire block area from 15th Street to 20th Street and Central Ave to Deacon Street with its access to Central Avenue and Trinity Drive have previously been approved and are maintained by the County and have been in place and periodically improved for more than 60 years. Existing traffic access through this site area is consistent with the Comprehensive Plan and the LA Downtown Master Plan , as well as consistent with county design standards. With the exception of Deacon Street, for which Capital Improvement Project funding has already been appropriated by the County Council, all streets surrounding the entire block from 15th St to 20th St and Central Ave to Deacon St. meet access standards (Sections 16-23 to 16-25).

Division 3. Off-street Parking, Loading and Queuing. Subsection 16-27(b). This applies to changes of use or occupancy, including additions that require more parking. The Parking Analysis provided as part of the Application demonstrates the minimum parking requirement for the entire block (including our proposed uses). The analysis shows that the existing joint parking facilities contain more than 100 spaces more than minimum parking standards Chapter 16. Subsection 16-27(b) makes this Section applicable with a change of use only when more parking than available is required. Subsection 16-27(c) makes this Section applicable to expansions of gross floor area that exceed 25% of the existing building floor area floor area. As detailed on the on the Site Plan, the proposed increases to gross floor area total 17.11%, not triggering applicability. Accordingly, this proposed redevelopment project does not trigger Division 3.

Division 4. Landscaping and Screening.(16-16-36 to 16-40) For a mixed-use structure or non-residential structure an expansion of 25% or more is required to trigger the requirements of this Section. As shown on the Site Plan, expansion will be 17.11%.

Division 5. Neighborhood Protection Standards (16-41 to 16-43) This property is not adjacent to protected lots as defined in the Code (Section 16-42). Accordingly this Section is inapplicable.

Division 6. Outdoor Lighting. (16-44 to 16-55) This section is applicable and an outdoor lighting plan consistent with the ordinance will be submitted and approved as a part of issuance of the Building Permit for this project.

Division 7. Walls and Fences. (16-56 to 16-59) There are no current walls, fences or retaining walls on the site and none are planned.

Division 8. Signage (16-60 to 16-65) The current sign code has been rendered largely unenforceable by US Supreme Court Decision and a new Code is in the process of adoption. Only signage on the building is contemplated and we will comply with applicable sign standards in the new Code when adopted.

Division 9. Building Standards. (16-66 to 16-77). The building will not exceed the maximum building height of 86 feet in the DTLA, as it will be a three story building upon completion of renovations.

Sections 16-74(i)(3)(c) 2 and 3 are inapplicable as there is no proposed modification of utility infrastructure nor grading and drainage for the Site.

Except as otherwise detailed and covered under other written criteria in this application, the redevelopment Site Plan Amendment Application is in conformance with the Development Code. To the extent any portion of Development Standards hereunder require specific compliance (eg. A Night Sky ordinance compliant lighting plan) such provisions will be covered as a part of the Building Permit review and issuance process.

Staff Response: In the staff's expert opinion, this criterion has been met. The property is zoned Downtown Los Alamos (DTLA), and the proposed redevelopment conforms to the applicable use, dimensional, and development standards of the Development Code. The DTLA zone district is intended to accommodate a vertical or horizontal mix of medium- to high-density residential, office, and commercial uses within a walkable, active downtown environment (Section 16-6(c)). The proposed uses are permitted (e.g. hotel, restaurants, retail sales, bar, banquet/meeting areas) per section 16-14, Table 26: Permitted Use Table, and are consistent with the zone district's purpose. No specific use-standards apply to any proposed use.

DEVELOPMENT & DIMENSIONAL STANDARDS; Downtown Los Alamos (DTLA)

The DTLA development standards were adopted to implement the vision of the Downtown Los Alamos Master Plan by encouraging mixed-use development, higher-density development, engaging building facades, and pedestrian-oriented design. However, pursuant to Section 16-16(c)(1), those standards do not apply to this application because it is not a new building and the proposed addition does not increase the building's square footage by more than 25%

The project adds nearly 4,000 sq. ft. mainly through expansion of the second floor and construction of a third floor with outdoor terrace. The building footprint increases slightly from 12,527 sq. ft. to 12,974 sq. ft. and remains within the DTLA setbacks (zero) and lot coverage limitations (100%). The height of the building will increase to 48-ft, well below the maximum permitted height of 86-ft.

ACCESS & CONNECTIVITY; Article IV, Division 2)

Pursuant to section 16-24, Access and Connectivity Development Standards apply to all developments to improve connectivity in existing and future development areas. The project does not change the existing site design, access, driveways, parking areas, or vehicular and pedestrian circulation. The building will continue to be accessed from Central Ave (north) and the rear parking lot (south). During building permit review, the Building Division will require upgrades to the rear sidewalk to meet ADA and Building Code requirements. The County Engineer determined these improvements satisfy the applicable access and connectivity standards.

OFF-STREET PARKING, LOADING, AND QUEUING; Article IV, Division 3)

Off-street parking, loading, and queuing standards are intended to provide adequate, convenient, and safe off-street parking and loading areas. Because the project changes the building from a single commercial use to a mixed-use commercial development, the standards apply (Section 16-27(b)). Table 27: Minimum Off-Street Parking Calculations informs the minimum number of spaces required by use.

Parking will continue to be provided in the separate lot owned by the Central Parking Lot Corporation; therefore, the applicant submitted a parking analysis for all uses served by the shared parking lot. The total parking demand was calculated to be 504 spaces, with 132 spaces attributed to this project. The DTLA zone district reduces minimum parking requirements by 50% and an additional 20% reduction is permitted because the site is within 1,320 feet of public transit (Section 16-30(b), Table 30). After reductions, the calculation results in 202 spaces required, which includes a total of 8 ADA spaces of which 2 must be van accessible.

Staff independently verified the parking calculations using the data provided in the parking analysis and Section 16-28, Off-Street Parking standards, and found a 12-space difference likely due to rounding methods used when applying parking ratios. Regardless, both calculations demonstrate the parking supply of 289 spaces exceeds the minimum number required.

Parking Calculation Comparison

Building	State Uses	Applicant	Staff
1911 Central Ave	Office, Business, & Professional	44	41
1907 Central Ave	Office, Business, & Professional and Retail	24	18
1903 Central Ave	Restaurant	24	21
1789 Central Ave	Office, Business, & Professional and Retail	112	110
1619-1631 Central Ave	Office, Business, & Professional and Retail	60	56
1615 Central Ave	Office, Business, & Professional, Retail, and Warehouse	108	105
1731-1743 Central Ave (project location)	Restaurant/Bar, Retail, Hotel, Office, Business, & Professional, and Storage	132	124
<i>*Fractional results: round required sum to the nearest whole number.</i>	Subtotal	504	475
	DTLA 50% required	252	237.5
	Additional 20% reduction	201.6*	190
	Total	202	190

LANDSCAPING AND SCREENING; Article IV, Division 4)

Pursuant to section 16-37, the Landscaping and Screening standards do not apply because the project renovates an existing building and does not expand the gross floor area by more than 25%.

NEIGHBORHOOD PROTECTION STANDARDS; Article IV, Division 5)

Pursuant to Section 16-42, the Neighborhood Protection Standards do not apply because the property is surrounded by DTLA zoned properties and is not adjacent to a protected residential zoning district (RA, RE, SFR, and RM).

Figure 3: Zoning Vicinity Map



OUTDOOR LIGHTING; Article IV, Division 6)

Pursuant to Section 16-45, any proposed outdoor lighting must comply with the Outdoor Lighting Standards. No new site lighting is proposed with this application, and exterior building lighting must demonstrate compliance through a lighting plan at building permit.

WALLS, FENCES, AND GATES; Article IV, Division 7)

The project does not propose any walls, fences, gates, or retaining walls. If these improvements are proposed in the future, they must comply with Sections 16-57 through 16-59 and obtain any required permits.

SIGNAGE; Article IV, Division 8)

No signage is proposed as part of this application. Any future permanent signage will require a permit, unless exempt under the Development Code, and must comply with the applicable signage standards.

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- e. **The County’s existing public infrastructure and services, including but not limited to water, sanitary sewer, electricity, gas, storm sewer, streets, trail and sidewalks have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated in compliance with the County’s construction standards to the maximum extent practicable.**
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Applicant Response: All County utilities currently serve the existing building and are adequate and will continue to serve the building following redevelopment of the property. Utility services in the downtown area have sufficient capacity to serve building and area needs. To the extent change of uses and modified utility supply needs, including anticipated electrification of some, and possibly all, of the current natural gas service, results in increase or change of electric service capacity at the building, Applicant will comply with County construction standards and such modifications will be contained in project plans and specifications submitted as a part of the Building Permit submission and approval for this redevelopment project.

Staff Response: In the staff’s expert opinion, this criterion has been met. The County Engineer reviewed the application and had no comments, concerns, or conditions for streets, or stormwater sewer. The sidewalk at the rear entry (south of building) is currently inadequate to meet ADA standards but will be required to be upgraded during the building permit process. The Department of Public Utilities has existing infrastructure and services available for this development, and the utility services are of adequate capacity. There are no potential burdens on the county utility systems, and no public infrastructure expansions or improvements are required.

- f. **The Site Plan mitigates any significant adverse impacts to properties within the vicinity to the maximum extent practicable.**
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Applicant Response: The proposed development will have a limited increase in overall space in the building. As a commercial building for 70 years, the physical changes will have minimal and non-material impact from the street. Access, drainage and utility connections will remain unchanged from a visibility perspective.

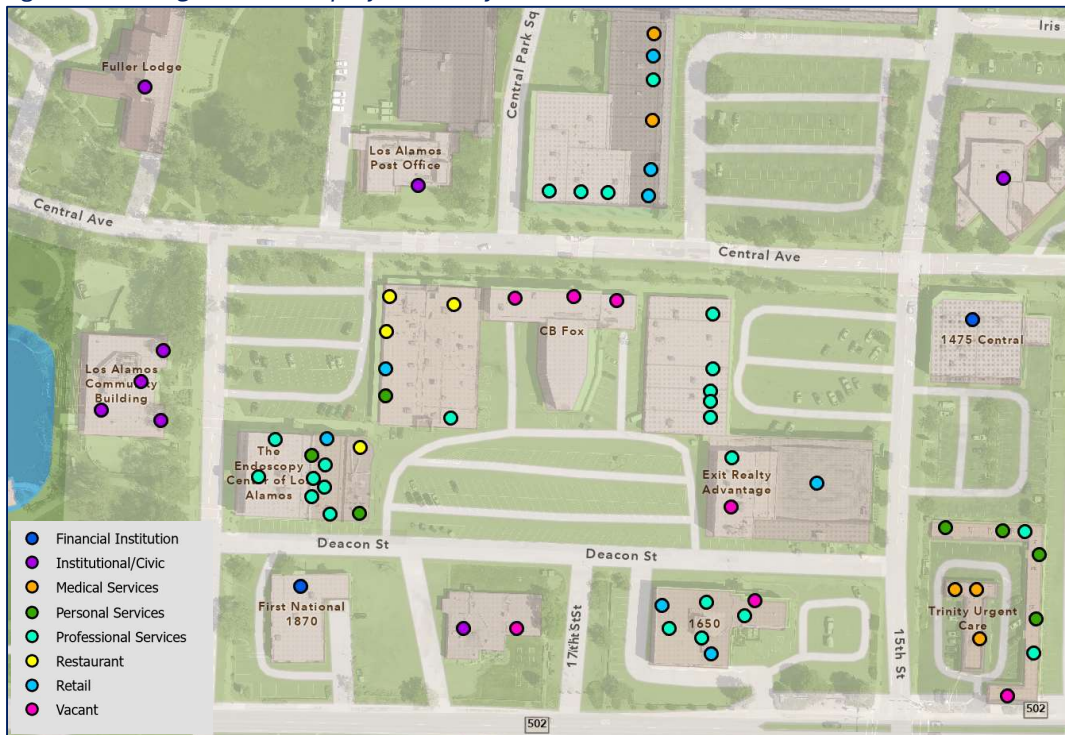
The uses in the entire multi-block area surrounding the site are entirely commercial, with no residential areas within sound or light from the project. The rooftop restaurant lounge will be lit in accordance with a Dark Sky Ordinance compliant lighting plan pursuant to Sections 16-44 through Section 16- 55 of the Development Code, submitted as part of the Building Permit, including setting back rooftop outdoor patio areas from the edges of the building.

As there are virtually no residential units anywhere in the vicinity of the Site and performance venue events and Rooftop Bar and Restaurant uses will be occurring at night when surrounding businesses are closed (except other entertainment uses, such as summer concerts and outdoor uses at Central Park Square with similar and complimentary, as opposed to adverse, impacts). Accordingly, project evening and nighttime uses will be wholly consistent with downtown vibrancy and vitality goals and will enhance downtown.

Staff Response: In the staff's expert opinion, this criterion has been met. The site has historically operated as a commercial property and is consistent with the intent of the DTLA zone district. The proposed mixed-use redevelopment is compatible with the surrounding pattern of professional services, institutional and civic uses, restaurants, retail, and personal services (See Figure 4), minimizing the potential for land use conflicts.

The project redevelops a vacant, underutilized building, eliminating conditions commonly associated with vacancy and supports reinvestment in the downtown. The site layout, access, circulation, and pedestrian connections will substantially remain unchanged, and no significant adverse impacts to surrounding properties are anticipated.

Figure 4: Existing uses within project vicinity



- g. Provisions shall be made to serve the development with tot lots and/or neighborhood parks in accordance with the Comprehensive Plan. A fee may be paid as approved by County Council to accomplish the purpose of the Comprehensive Plan in lieu of the development of tot lots or neighborhood parks.**

Applicant Response: There is virtually no land on the site not occupied by the building with which to create a tot-lot or park. However, the West side of downtown has multiple large recreational and park spaces, including, Ashley Pond Park, the Grounds of Fuller Lodge, the urban trail and green space from the North edge of Fuller Lodge grounds to the Oppenheimer House and the skate park and open space South of the library.

Accordingly, it is the Applicant's belief that any need for children's play area, public park or recreation space is fully developed in the adjacent area of the building, with no need for provision of tot-lot space.

Staff Response: In the staff's expert opinion, this criterion is not applicable to commercial developments. Although its purpose is to ensure the provisions of open space and recreational uses for new developments in accordance with the Comprehensive Plan, it does not identify the development of tot lots or neighborhood parks for such projects, nor does it reference the collection of a fee in lieu of park development. Regardless, the vicinity is equipped with public community opportunities for recreational use of the development's customers and short-term residents, such as Ashely Pond, Fuller Lodge Park, Los Alamos Aquatic Center, and the Los Alamos Nature Center.

Draft Motions

Recommended Motion:

I move to **conditionally approve** Case No. **SIT-2026-0080**, a request by Philip Gursky, representative of 1735 Central Investment LLC., on behalf of Tigard Pacific RE, LLC., property owner, for Site Plan Adoption to redevelop and renovate the property at 1735 Central Avenue, Los Alamos, New Mexico, into a mixed-use commercial development featuring a boutique hotel, restaurant and food court, bar, retail sales, and meeting, banquet, and event spaces, subject to the following condition:

1. *The locations of all Fire Department Connections (FDCs) and Post Indicator Valves (PIVs) for a fire sprinkler system shall be shown on the site plan and located in proximity to a fire hydrant for building permit review.*

Approval is based on the findings established during the public hearing and the determination that the application meets the decision criteria for Site Plan Adoption under Section 16-74(i)(4) of the Los Alamos County Development Code. The Commission acts under the authority granted in Section 16-69(b)(2) and (6) of the Development Code.

I further move to authorize the Chair to sign the Final Order approving the application, together with the Findings of Fact and Conclusions of Law reflecting the Commission's decision. These documents shall be prepared by County staff consistent with the Commission's action.

Alternative Motion:

I move to **deny** Case No. **SIT-2026-0080**, a request by Philip Gursky, representative of 1735 Central Investment LLC., on behalf of Tigard Pacific RE, LLC., property owner, a Site Plan Adoption to redevelop and renovate the property at 1735 Central Avenue, Los Alamos, New Mexico, into a mixed-use commercial development featuring a boutique hotel, restaurant and food court, bar, retail sales, and meeting, banquet, and event spaces.

Denial is based on the findings at the hearing and the conclusion that the Applicant does not meet the decision criteria for Site Plan Adoption under Section 16-74(i)(4) of the Los Alamos County Development Code. The Commission acts under the authority granted in Section 16-69(b)(2) and (6) of the Development Code.

I further move to authorize the Chair to sign the Final Order approving the application, together with the Findings of Fact and Conclusions of Law reflecting the Commission's decision. These documents shall be prepared by County staff consistent with the Commission's action.

References

- 1 – Los Alamos County, Chapter 16, Development Code: <https://lacnm.com/MunicipalCode>
- 2 – Comprehensive Plan: <https://lacnm.com/ComprehensivePlan2016>
- 3 – Los Alamos Downtown Master Plan: <https://lacnm.com/DowntownMasterPlan>
- 4 – Economic Vitality Strategic Plan: <https://lacnm.com/EcoDevoStrategicVitality>
- 5 - Los Alamos County, 2026 Strategic Leadership Plan: <https://lacnm.com/StrategicPlan>