



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>

**06/11/25**  
**17:32**

### **1. CALL TO ORDER / ROLL CALL**

The meeting was called to order by Chair Easton at 5:32pm. Roll call was taken. A quorum was present.

#### **Members Present:**

Karen Easton, Chair  
Benjamin Hill, Vice Chair\*  
Rachel Adler, Commissioner  
Rebecca White, Commissioner\*  
Marlon Brown, Commissioner\*  
Ronald Nelson, Commissioner  
Stephanie Nakhleh, Commissioner\*

#### **Members Absent:**

Katherine Bruell, Commissioner

#### **Staff Present:**

Elias Isaacson, Community Development Director  
Danyelle Valdez, Planning Manager  
Desirae Lujan, Senior Planner  
Jane Mathews, Senior Planner  
Katie Thwaites, Deputy County Attorney  
Wendy Laird, Senior Office Specialist Community Development  
Juanita Romero, Senior Office Specialist Community Development

#### **Council Liaison:**

No Council Liaison present

*\* Attended virtually via Zoom*

### **2. PUBLIC COMMENT**

None.

### **3. APPROVAL OF AGENDA**

***Motion by Commissioner Brown to approve the agenda. Seconded by Commissioner White.***

***Motion passed, 6-1***

### **4. PLANNING AND ZONING COMMISSION BUSINESS**

**A. Approval of May 28<sup>th</sup>, 2025, Planning and Zoning Commission Meeting Minutes**

***Motion by Commissioner Adler to approve the Minutes, seconded by Commissioner Brown.***

***Motion passed 5-2***

**5. PUBLIC HEARING(S)**

- A. Case No. VAR-2025-0011. Jacob and Lena Zielie, property owners of 3 Acoma Lane, White Rock, NM, have requested a variance from Section 16-18(b)-4 of the Los Alamos Development Code. The request is to allow the placement of a 720 sq. ft. metal accessory building closer to the front property line than the main structure. The Development Code limits accessory structures to the side and rear yards in all zone districts. The subject property, designated as PA1 017, is located within the Pajarito Acres 1 Subdivision and is zoned Residential Agricultural (RA).**

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

*Desirae Lujan, Senior Planner*

*Lena Zielie, 3 Acoma Lane, White Rock, NM*

Desirae Lujan, Senior Planner, presented the staff's report concluding the staff's expert opinion that the application meets the corresponding decision criteria.

Lena Zielie, Applicant/Property Owner, described the application request.

The Commission discussed the decision criteria for deliberation

***Motion by Commissioner Hill to approve the request. Seconded by Commissioner Nakhleh.***

***Motion passed Unanimously 7-0***

Roll Call Vote:

*For*

Karen Easton, Chair

Benjamin Hill, Vice Chair\*

Rachel Adler, Commissioner

Rebecca White, Commissioner\*

Marlon Brown, Commissioner\*

Ronald Nelson, Commissioner

Stephanie Nakhleh, Commissioner\*

- B. Case No. SUB-2025-0021. Consensus Planning and Titan Development, on behalf of property owners Sonja Donaldson and Sande Cremer, request Sketch and Preliminary Subdivision Plat approval to replat the previously approved 85-lot Arbolada Subdivision (2023) into 24 lots. The property is in the Single-Family Residential (SFR-4) zone district on North Mesa along San Ildefonso Rd., legally described as: "A SUBDIVISION OF TRACT D WITHIN SECTION 10, T19N, R6E, N.M.P.M., TOWN AND COUNTY OF LOS ALAMOS, NEW MEXICO."**

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

*Desirae Lujan, Senior Planner*

*Josh Rogers, Titan Development 3309 Embudito Dr Albuquerque, NM*

*Margaret Ambrosino, Consensus Planning, 302 8<sup>th</sup> St Albuquerque, NM*

*Lawrence & Carol Bronisz, 1618 Camino Uva Los Alamos, NM*

*John Courtwright, 202 Loma Del Escolar, Los Alamos, NM*

*Andrew Phelps 705 Camino Cereza, Los Alamos, NM*

*Luz Pieck, 1805 Mountain View Pl., Los Alamos, NM*

Desirae Lujan, Senior Planner, presented the staff's report concluding the staff's expert opinion that the application meets the corresponding decision criteria.

Josh Rogers, Titan Development, on behalf of property owners, described the application request.

The Commission discussed the decision criteria for deliberation

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

***Motion passed 5-2***

Roll Call Vote:

*For*

Karen Easton, Chair

Benjamin Hill, Vice Chair\*

Rachel Adler, Commissioner

Rebecca White, Commissioner\*

Ronald Nelson, Commissioner

Stephanie Nakhleh, Commissioner\*

*Against*

Marlon Brown, Commissioner\*

Ronald Nelson, Commissioner

## **6. COMMISSION/DIRECTOR COMMUNICATIONS**

### **A. Department Report**

None

### **B. Chair's Report**

None

### **C. Council Liaison's Report**

None

### **D. Commissioners' Comments**

Chair Easton had no report but thanked the Commission for being present.

## **7. PUBLIC COMMENT**

None

## **8. ADJOURNMENT**

7:17pm