



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>

**May 13, 2026
5:30pm**

1. CALL TO ORDER / ROLL CALL

The meeting was called to order by Chair Easton at 5:38pm. Roll call was taken. A quorum was present.

Members Present:

Karen Easton, Commissioner, Chair
David Hampton, Commissioner, Vice Chair
Katherine Bruell, Commissioner *
Robert Chrien, Commissioner *
Rachel Grimm, Commissioner
Ronald Nelson, Commissioner
Rebecca White, Commissioner * (left meeting at 9:05pm)

Members Absent:

Marlon Brown, Commissioner

Staff Present:

Elias Isaacson, Community Development Director
Danyelle Valdez, Planning Manager
Desirae Lujan, Senior Planner
Kristen Klem, Associate Planner
Wendy Laird, Senior Office Specialist
Katie Thwaits, Deputy County Attorney

Council Liaison:

Suzie Havemann, Councilor

** Attended virtually via Zoom*

2. PUBLIC COMMENT

No Comment

3. APPROVAL OF AGENDA

Commissioner Bruell motioned to approve the agenda. Seconded by Commissioner Nelson.

Motion passed, 7 for, 0 against. 1 member absent

4. PLANNING AND ZONING COMMISSION BUSINESS

A. Approval of April 22, 2026, Planning and Zoning Commission Meeting Minutes

Commissioner Bruell requested amending the minutes to include questions about the removal of the Board of Adjustments.

Commissioner Bruell motioned to approve as amended. Commissioner Hampton seconded.

Motion passed, 7 for, 0 against. 1 member absent

Roll Call Vote:

Commissioner Easton, For
Commissioner Hampton, For
Commissioner Bruell, For
Commissioner Chrien, For
Commissioner Grimm, For
Commissioner Nelson, For
Commissioner White, For

Commissioner Brown, Absent

5. PUBLIC HEARING(S)

A. 21593-26

Case No. VAR-2025-0014. Property owners, Jacoby and Heather Baker, request a variance for 2339 35th Street, Los Alamos, NM. The request seeks to reduce the required 20-foot front setback in the Residential Mixed (RM-1) zone district to 1.5 feet to allow an accessory structure (carport).

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

Danyelle Valdez, Planning Manager

Danyelle Valdez, Planning Manager, described the application request.

Valdez presented the staff's report.

Commissioner Grimm requested clarification of the staff report.

Commissioner Nelson asked questions about other carports in the neighborhood.

Public hearing opened and closed without comment.

The Commission discussed the decision criteria.

Commissioner White motioned to approve Case No. VAR-2025-0014. Seconded by Commissioner Easton.

Motion Passed. 6 for, 1 against, 1 member absent.

Roll Call Vote:

Commissioner Easton, For
Commissioner Hampton, For
Commissioner Bruell, For
Commissioner Chrien, For
Commissioner Grimm, For
Commissioner White, For

Commissioner Nelson, Against

Commissioner Brown, Absent

B. 21515-26

Case No. VAR-2025-0015. Property owner, Barbara Martinez, requests a variance from dimensional standards to install a carport abutting the front property line—creating a zero-front setback. The property is addressed as 1968 40th Street, Los Alamos, NM, and is within the North Community 1 Subdivision, zoned Residential-Mixed (RM-2).

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

Desirae Lujan, Senior Planner

Desirae Lujan, Senior Planner, described the application request.

Lujan presented the staff's report.

Public hearing opened and closed without comment.

The Commission discussed the decision criteria.

Commissioner Hampton motioned to approve Case No. VAR-2025-0015. Seconded by Commissioner White.

Motion Passed. 7 for, 0 against, 1 member absent.

Roll Call Vote:

Commissioner Easton, For
Commissioner Hampton, For
Commissioner Bruell, For
Commissioner Chrien, For
Commissioner Grimm, For
Commissioner Nelson, For
Commissioner White, For

Commissioner Brown, Absent

Meeting recessed at 6:52 to address technical issues.

Meeting resumed at 7:08pm.

C. 21505-26

Case No. SIT-2026-0074. VEGA Architecture, LLC. on behalf of Janet Lovato, dba 118 St Rd 4, LLC., property owner, requests Site Plan Adoption for a multiple commercial use development at the properties addressed as 116 and 118 NM State Road 4, White Rock, NM. The project redevelops an existing building and site for retail, restaurant, bar, personal services, and food truck designated locations. The properties are located within the White Rock Town Center (WRTC) zone district.

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

Desirae Lujan, Senior Planner

Janet Lovato, Owner/Applicant, 306 Portillo Dr, White Rock, NM 87547

James Hart, 199 Central Park Square, Vega Architecture 1658 Cole Blvd, Suite G20, Lakewood, CO 80401

James Hart, Architect, described the application request.

Desirae Lujan, Senior Planner presented the staff's report.

James Hart, Architect, and Janet Lovato, Applicant, answered questions posed by the Commission.

Public hearing opened and closed without comment.

The Commission discussed the decision criteria.

Commissioner Grimm questioned the applicant about the proposed parking.

The Commission noted conditions for approval recommended by staff.

Commissioner Hampton motioned to conditionally approve Case No. SIT-2026-0074 with the following condition:

- 1. The applicant must obtain permits and agreements, as necessary, for encroachment and use of the county property prior to receiving a building permit for site improvements.**

Seconded by Commissioner Bruell.

Motion passed. Motion Passed. 7 for, 0 against, 1 member absent.

Roll Call Vote:

Commissioner Easton, For
Commissioner Hampton, For
Commissioner Bruell, For
Commissioner Chrien, For
Commissioner Grimm, For
Commissioner Nelson, For
Commissioner White, For

Commissioner Brown, Absent

D. 21599-26

Case No. CUP-2026-0002. David R. Williams of RMKM Architecture, on behalf of Bethlehem Evangelical Lutheran Church (property owner) and Zephyr Ridge Academy, requests a Conditional Use Permit to allow a private school at 2390 North Road, Los Alamos, NM. The subject property is zoned Multi-Family Residential-Low (MFR-L) and is located within the North Community 1 Subdivision.

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

Danyelle Valdez, Planning Manager
David Moore, Congregational President and Representative of Bethlehem Evangelical Lutheran Church, 82 Barcelona Ave, White Rock, NM, 87547
Celina Mogran, Co-Director of Zephyr Academy, Applicant, 1535 Camino Redondo, Los Alamos, NM, 87544
Kathleen Hovey, Co-Director of Zephyr Academy, Applicant, 2145 35th St, Apt B, Los Alamos, NM, 87544
Dave Williams, Architect, RMKM Architecture, 400 Gold Avenue SW, Studio 1100, Albuquerque, NM, 87102
Donna Simone, Neighbor, 2381 Canyon Glen Road, Los Alamos, NM, 87544
Marissa Christman, Neighbor, 2441 Canyon Glen Road, Los Alamos, NM, 87544
Anthony Mitchell, Neighbor, 2441 Canyon Glen Road, Los Alamos, NM, 87544
Peter McNiff, Neighbor, 2451 Canyon Glen Road, Los Alamos, NM, 87544
Ruth McNiff, Neighbor, 2451 Canyon Glen Road, Los Alamos, NM, 87544

David Moore, Church Representative, described the application request.

Celina Morgan, Applicant, went into further detail.

Kathleen Hoovey, Applicant, went into further detail.

Danyelle Valdez, Planning Manager, presented the staff's report.

Public hearing was opened.

Marissa Christman stated concerns over the project.

Anthony Mitchell stated concerns over the project.

Peter McNiff stated concerns over the project.

Ruth McNiff stated concerns over the project.

Donna Simone stated support for the project.

Morgan and Hoovey answered the questions and concerns raised by the attending neighbors.

Public hearing was closed.

The Commission discussed the decision criteria.

Motion by Commissioner Hampton to approve Case No. CUP-2026-0002. Seconded by Commissioner Grimm.

Motion Passed. 6 for, 0 against, 2 members absent.

Roll Call Vote:

Commissioner Easton, For
Commissioner Hampton, For
Commissioner Chrien, For
Commissioner Grimm, For
Commissioner Nelson, For
Commissioner Bruell, For

Commissioner Brown, Absent
Commissioner White, Absent

6. COMMISSION/DIRECTOR COMMUNICATIONS

A. Department Report

Valdez stated that the Department had no report.

B. Chair's Report

Chair Easton stated appreciation for Commissioner Chrien for attending online despite being on vacation. Appreciation was also given to Commissioner Bruell for attending virtually at the last session, April 22, 2026, despite being on vacation. Chair Easton acknowledged that participation on the Planning and Zoning Commission does cost things on a personal level. Chair Easton provided a reminder for everyone to vote in the primary.

C. Council Liaison's Report

Councilor Havemann provided a brief overview of the May 12, 2026, County Council Work Session. There were presentations from the Chair of the Planning and Zoning Department and the Chair of the Transportation Board. Councilor Havemann asked that if anyone had further questions they should listen to the meeting or email.

D. Commissioners' Comments

Commissioner Hampton provided a brief overview of today's Comprehensive Plan Steering Committee meeting.

7. PUBLIC COMMENT

No comment

8. ADJOURNMENT

9:20pm