



**ENVIRONMENTAL PLANNING COMMISSION
ACTION SUMMARY**

**Thursday, April 14, 2016
8:30 a.m.**

**Plaza Del Sol Hearing Room, Lower Level
600 2nd Street NW**

COMMISSIONER MEMBERS PRESENT: Karen Hudson, Chair
Derek Bohannon, Vice Chair
Peter Nicholls
James Peck
Dan Serrano
Bill McCoy
Victor Beserra
Maia Mullen

COMMISSIONER MEMBERS ABSENT:
Moises Gonzalez

Call to Order: 8:30 A.M.

- A. Pledge of Allegiance
- B. Announcement of Changes and/or Additions to the Agenda - #11. OTHER MATTERS: Item C.
Update on Appeals and Legislation of EPC cases be moved up to Item E

A motion was made by Commissioner McCoy and Seconded by Commissioner Beserra that #11: OTHER MATTERS: Item C. Update on Appeals and Legislation of EPC cases be moved to Item E. The motion carried by the following vote:

For: 8 Hudson, Bohannon, Nicholls, Peck, McCoy, Mullen, Beserra and Serrano.

1. Project# 1001695
16EPC-40008 Site Development Plan for
Building Permit

DAC Enterprises, Inc., agent for Firoz S. and Jabeen Vagh, requests the above action for Lots 31 and 32, Block 4, North Albuquerque Acres, Unit 3, zoned SU-2 for C-1, located on the NE corner of Signal Ave. and Louisiana Blvd., between Alameda Blvd. NE and Wilshire Ave. NE, containing approximately 1.5 acres. (C-19)

Staff Planner: Catalina Lehner

A motion was made by Commissioner Serrano and Seconded by Commissioner McCoy that matter 16EPC-40008 be deferred to the June 9, 1016 Hearing. The motion carried by the following vote:

For: 8 Hudson, Bohannan, Nicholls, Peck, McCoy, Mullen, Beserra and Serrano.

4. Project# 1000771

16EPC-40007 Site Development Plan for Subdivision

RBA Architects, agent for Brad Allen, request the above action for all or a portion of Tract C, Cottonwood Pointe, zoned SU-1 for IP/C-2/R-2 Uses, located on Irving Blvd. and Eagle Ranch Rd., containing approximately 6.77 acres.

(B-13) Staff Planner: Maggie Gould

A motion was made by Commissioner Bohannan and Seconded by Commissioner Nicholls that matter 16EPC-40007 be deferred to the May 12, 1016 Hearing. The motion carried by the following vote:

For: 8 Hudson, Bohannan, Nicholls, Peck, McCoy, Mullen, Beserra and Serrano.

9. Project# 1010582*

15EPC-40051 Zone Map Amendment
15EPC-40052 Site Development Plan
For Building Permit

***AC-15-6 & AC-15-7 Remanded by the City Council**

Wilson & Company, agent for City of Albuquerque, Department of Municipal Development, requests the above actions for all or a portion of a northerly portion of Tract 107B1A1, Tract 107B1A1 excluding portion to right-of-way & excluding a northerly portion, Tract 107B1A2 excluding portion to right-of-way, Tract in the SW corner-Tract 107B1B, Tract 108A3A1A, Tract 108A3A1B, and Tract 108A3B, Tracts 108A1A2B1B & 108A1A2B2, Tract 108A1A2B1A, Tract 107B2A2 excluding portion to the right-of-way, Tract 107B2A1 excluding portion to the right-of-way, MRGCD MAP #33, zoned M-1 to SU-1 for M-1, Solid Waste Transfer Station and Convenience Center, located on Edith and Comanche (4600 Edith NE), containing approximately 22 acres. (G-15)

Staff Planner: Vicente Quevedo

A motion was made by Commissioner Serrano and Seconded by Commissioner Peck that matter 16EPC-40051 & 16EPC-40052 be withdrawn. The motion carried by the following vote:

For: 8 Hudson, Bohannan, Nicholls, Peck, McCoy, Mullen, Beserra and Serrano.

C. Approval of Amended Agenda

A motion was made by Commissioner McCoy and Seconded

**by Commissioner Beserra for approval of Amended Agenda.
The motion carried by the following vote:**

**For: 8 Hudson, Bohannon, Nicholls, Peck, McCoy, Mullen,
Beserra and Serrano.**

- D. Swearing in of City Staff
- E. Update on Legislation and Appeals of EPC cases
- F. Presentation to EPC: Legal Staff on Findings and Conditions of Decisions

FINAL ACTIONS

2. Project# 1003532
16EPC-40010 Site Development Plan for
Building Permit

Slagle Herr Architects, agent for Robert C. and Katie Kerschen, request the above action for all or a portion of Lot 11, Block 10, Plat of lots 11-A & 22-A, Block 10 Tract 2 Unit 3, North Albuquerque Acres, zoned SU-2 Mixed Use, located at 7400 Holly Ave. NE, between Louisiana Blvd. NE and Wyoming Blvd. NE, and North of Paseo del Norte containing approximately 0.70 of an acre. (C-19)
Staff Planner: Vicente Quevedo

**A motion was made by Commissioner Peck and Seconded by
Commissioner McCoy that matter 16EPC-40010 be
approved based on findings and conditions. The motion
carried by the following vote:**

**For: 8 Hudson, Bohannon, Nicholls, Peck, McCoy, Mullen,
Beserra and Serrano.**

3. Project# 1009904
16EPC-40009 EPC review of a Proposed Use

Slagle Herr Architects, agent for Sidetrack Brewing Co., LLC, request the above action for all or a portion of Lot 13A, Block 37, New Mexico Town Companys Original Townsite, zoned SU-3 Government/Financial-Hospitality, located on 2nd St., between Lead and Coal, containing approximately 0.1 acre . (K-14)
Staff Planner: Maggie Gould

**A motion was made by Commissioner McCoy and Seconded
by Commissioner Bohannon that matter 16EPC-40009 be
approved based on findings. The motion carried by the
following vote:**

**For: 8 Hudson, Bohannon, Nicholls, Peck, McCoy, Mullen,
Beserra and Serrano.**

5. Project# 1004309
16EPC-40012 Zone Map Amendment
(Zone Change)

Modulus Architects, agent for Blake's Lotaburger, LLC, request the above action for all or a portion of Tract Q-2, Replat of Tract Q of Unit #2, Atrisco Business Park, zoned SU-1 for Planned Industrial Park to C-2, located at 615 Fortuna Rd. NW, between Coors Blvd., and Fortuna Rd., and North of Los Volcanes, containing approximately 0.62 acre. (J-10)
Staff Planner: Vicente Quevedo

A motion was made by Commissioner McCoy and Seconded by Commissioner Peck that matter 16EPC-40012 be approved based on findings. The motion carried by the following vote:

For: 8 Hudson, Bohannon, Nicholls, Peck, McCoy, Mullen, Beserra and Serrano.

6. Project# 1004167
16EPC-40011 Site Development Plan for
Subdivision Amendment

Consensus Planning, agent for Guardian Storage, request the above action for all or a portion of Lots 1-4, 5A, 6A, 7A,8A, 9, 10A, 10B1, 10B2, Bosque Plaza Subdivision, zoned C-1 (SC), located on SE Corner of La Orilla and SW corner of Coors Blvd., containing approximately 11.5 acres. (E-12)
Staff Planner: Maggie Gould

A motion was made by Commissioner McCoy and Seconded by Commissioner Peck that matter 16EPC-40011 be deferred to the May 12, 2016 Hearing based on findings. The motion carried by the following vote:

For: 7 Hudson, Bohannon, Nicholls, Peck, McCoy, Mullen and Serrano.

Against: 1 Beserra

7. Project# 1004675
16EPC-40013 Site Development Plan for
Building Permit

Modulus Architects, agent for Rain Tunnel Car Spa, request the above action for all or a portion of Tract J, Plat for Vista de La Luz, zoned SU-1/O-1 and C-1 Permissive Uses with Exclusions, located at 5401 Sevilla Ave. NW, between Coors Blvd. and Costa Almeria Dr. NW, containing approximately 1.9 acres. (F-11)
Staff Planner: Vicente Quevedo

A motion was made by Commissioner Serrano and Seconded by Commissioner Peck that matter 15EPC-40013 be approved based on findings and conditions. The motion carried by the following vote:

For: 8 Hudson, Bohannon, Nicholls, Peck, McCoy, Mullen,

Beserra and Serrano.

8. Project# 1000032

15EPC-40079 Site Development Plan for
Subdivision

Retail Equity Development 3, LLC, agent for Oxbow Town Center LLC, request the above actions for all or a portion of Tract X-1-A2 Plat of Tracts X-1-A1 & X-1-A2 University of Albuquerque Urban Center, zoned SU-3/Mixed Use, located on Coors Blvd., between St. Josephs and Western Trail NW, containing approximately 21.3 acres. (G-11)

Staff Planner: Vicente Quevedo

(DEFERRED FROM JANUARY 14, 2016)

A motion was made by Commissioner McCoy and Seconded by Commissioner Bohannon that matter 15EPC-40079 be approved based on findings and conditions. The motion carried by the following vote:

For: 8 Hudson, Bohannon, Nicholls, Peck, McCoy, Mullen, Beserra and Serrano.

10. Project# 1001620

16EPC-40014 Amendment to Chapter 14 ROA
1994- Zoning, Planning and Building

The City of Albuquerque Planning Department, agent for City of Albuquerque Council Services, requests the above action to add a new article (Article 20) to Chapter 14 ROA 1994, Zoning, Planning and Building, to be known as the Vacant Commercial Buildings Ordinance. City-wide.

Staff Planner: Catalina Lehner

A motion was made by Commissioner Peck and Seconded by Commissioner McCoy that matter 16EPC-40014 be forwarded to the City Council with a recommendation of denial based on findings. The motion carried by the following vote:

For: 8 Hudson, Bohannon, Nicholls, Peck, McCoy, Mullen, Beserra and Serrano.

11. OTHER MATTERS:

A. Approval of December 10, 2015 Amended Action Summary Minutes (DEFERRED FROM MARCH 10, 2016)

A motion was made by Commissioner Mullen and Seconded by Commissioner Peck that this matter be approved. The motion carried by the following vote:

For: 8 Hudson, Bohannon, Nicholls, Peck, McCoy, Mullen, Beserra and Serrano.

B. Approval of March 10, 2015 Action Summary/Minutes

A motion was made by Commissioner Bohannon and Seconded by Commissioner Beserra that this matter be approved. The motion carried by the following vote:

For: 8 Hudson, Bohannon, Nicholls, Peck, McCoy, Mullen, Beserra and Serrano.

C. Update on Appeals of EPC cases

12. ADJOURNED: 5:55 P.M.

NOTE: For Notice of Decision please refer to <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-staff-reports>