



**ENVIRONMENTAL PLANNING COMMISSION  
ACTION SUMMARY**

**Thursday, August 13, 2015  
8:30 a.m.**

**Plaza Del Sol Hearing Room, Lower Level  
600 2<sup>nd</sup> Street NW**

**MEMBERS**

**Peter Nicholls, Chair  
Karen Hudson, Vice-Chair**

**Maia Mullen  
Bill McCoy  
James Peck**

**Moises Gonzalez  
Derek Bohannon  
Victor Beserra**

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**NOTE: A LUNCH BREAK AND/OR DINNER BREAK WILL BE ANNOUNCED AS NECESSARY**

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are also reviewed at the beginning of the hearing. Applications with no known opposition that are supported by the Planning Department are scheduled at the beginning of the agenda; these cases are noted with an asterisk (\*). Applications deferred from a previous hearing are normally scheduled at the end of the agenda.

There is no set time for cases to be heard. However, interested parties can monitor the progress of the hearing by calling the Planning Department at **924-3860**. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. **In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff – 5 minutes; Applicant – 10 minutes; Public speakers – 2 minutes each. An authorized representative of a recognized neighborhood association or other organization may be granted additional time if requested. Applicants and members of the public with legal standing have a right to cross-examine other persons speaking per Rule B.12 of the EPC Rules of Conduct.**

All written materials – including petitions, legal analysis and other documents – should ordinarily be submitted at least 10 days prior to the public hearing, ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly submitted material may influence its final decision, the application may be deferred to a subsequent hearing.

**NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.**

**Call to Order: 8:38**

- A. Pledge of Allegiance
- B. Announcement of Changes and/or Additions to the Agenda

**The applicant requested a 30 day deferral to the September 10, 2015 EPC Hearing for each of the following cases:**

**2. Project# 1010521**

15EPC-40024 Sector Development Plan Map Amendment (Zone Change)

DAC Zoning & Land Use Services, agent for Shakeel Rizvi dba Nazish LLC, requests the above action for Lot 12, Block 3, Tract 2, Unit 3, North Albuquerque Acres, zoned SU-2/O-1 to R-D 5 DU/acre, located on Oakland Ave. NE, between Eagle Rock Ave. NE and Alameda Blvd. NE, containing approximately 1 acre. (C-19)  
Staff Planner: Catalina Lehner

**7. Project# 1005517**

15EPC-40021 Site Plan for Subdivision

Tierra West LLC, agent for Argus Jefferson Partners, LLC, requests the above action for Lots 2-A-1 and 2-A-2, Tract B, Plat of Lots 2-A-1 and 2-A-2, Envirco Tract (being a replat of Lot 2-A, Tract B), zoned M-1, located on Jefferson Street NE, between Osuna Road NE and Ellison Street NE, containing approximately 7.2 acres. (E-17)  
Staff Planner: Catalina Lehner

- C. Approval of Amended Agenda

**A motion was made by Commissioner Peck and Seconded by Commissioner Hudson to approve the amended agenda. The motion carried by the following vote:**

**For: 6 - Nicholls, Hudson, McCoy, Peck, Bohannon and Beserra**

- D. Swearing in of City Staff

**COMMISSIONER MULLEN &  
COMMISSIONER GONZALEZ  
ARRIVE**

**FINAL ACTIONS**

**1. Project# 1010520**

15EPC-40023 Sector Development Plan Map Amendment (Zone Change)

DAC Zoning & Land Use Services, agent for Abbas Akhil, requests the above action for Fire Station Site #19, City of Albuquerque, zoned SU-2/O-1 to R-D 7 DU/acre, located on Louisiana Blvd. NE, between Wilshire Ave. NE and Signal Ave. NE, containing approximately 1.5 acres. (C-19)  
Staff Planner: Catalina Lehner

**A motion was made by Commissioner Hudson and Seconded by Commissioner Beserra that this matter be continued to the September 10, 2015 Hearing. The motion carried by the following vote:**

**For: 8 - Nicholls, Hudson, Mullen, Gonzalez, McCoy, Bohannon, Peck and Beserra**

**3. Project# 1001370**

15EPC-40025 Site Development Plan for Subdivision (Extraordinary Facility in Major Public Open Space

Hunt and Davis, PC, agent for Juan Tabo Hills West, LLC, requests the above action for all or a portion of Tract 1-A-1, Juan Tabo Hills, Unit 2, zoned SU-1 for Open Space, located on Juan Tabo Hills Boulevard SE, between Open Space/Tijeras Arroyo and Gallant Fox Road SE, containing approximately 13.4 acres. (M-21)  
Staff Planner: Maggie Gould

**A motion was made by Commissioner Bohannon and Seconded by Commissioner Hudson that this matter be Approved based on findings and conditions. The motion carried by the following vote:**

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

**4. Project# 1003450**

15EPC-40029 Site Development Plan for Building Permit Amendment

Cherry/See/Reames Architects P.C., agent for City of Albuquerque Police Department, requests the above action for all or a portion of Parcel 2-A Plat of Parcels 2-A & 2-B, Van Buren School Lands of Board of Education, zoned SU-1 for Police Substation, located on Louisiana Blvd. SE, between Kathryn Ave. and Continental Loop, containing approximately 1.8 acres. (L-19)  
Staff Planner: Carol Toffaleti

**A motion was made by Commissioner Peck and Seconded by Commissioner Bohannon that this matter be Deferred to the November 12, 2015 EPC Hearing. The motion carried by the following vote:**

**For: 8 - Nicholls, Hudson, Mullen, Gonzalez, McCoy, Bohannon, Peck and Beserra**

**COMMISSIONER BOHANNAN RECUSED HIMSELF**

**5. Project# 1009090**

15EPC-40026 Site Development Plan for Building Permit

Dekker/Perich/Sabatini, agents for Albuquerque Airpark Partners, requests the above action for all or a portion of Tract 2, Plat of Tracts 1 & 2, Capstone Subdivision, zoned SU-1 for IP Uses & Student Housing, located on Transport St. east of Interstate 25 and west of Mulberry St., containing approximately 8.4 acres. (M-15)  
Staff Planner: Vicente Quevedo

**A motion was made by Commissioner Hudson and Seconded by Commissioner Peck that this matter be**

**Approved based on findings and conditions. The motion carried by the following vote:**

**For: 7 - Nicholls, Hudson, Mullen, Gonzalez, McCoy, Peck and Beserra**

**COMMISSIONER BOHANNAN RETURNS**

**6. Project# 1003658**  
15EPC-40028 Site Development Plan for Building Permit Amendment

Myers, McCready & Myers, PC, agents for Reposado, LLC, requests the above action for all or a portion of Lot D-4-I, Seven Bar Ranch, zoned SU-1/IP, located on Alameda Blvd., between Corrales Rd. and Ellison Rd., containing approximately 1.7 acres. (A-14)  
Staff Planner: Maggie Gould

**COMMISSIONER MULLEN RETURNS**

**A motion was made by Commissioner Beserra and Seconded by Commissioner Peck that this matter be Approved based on findings and conditions. The motion carried by the following vote:**

**For: 7 - Nicholls, Gonzalez, McCoy, Peck, Beserra and Bohannan**

**Against: 1 - Hudson**

**8. Project# 1010536**  
15EPC-40027 Amendment to an Adopted Rank 3 Plan

City of Albuquerque Planning Department, agent for City of Albuquerque Council Services, requests to amend the Northwest Mesa Escarpment Plan to allow luminaires (light poles) up to 80 feet tall and allow brighter luminaries than those currently allowed, not to exceed a brightness of 200 footlamberts measured from any private property in a residential zone, for Parcels C-2-A, C-3-A and C-3-C, Westland North, zoned SU-2 for Town Center Village, located south of Arroyo Vista Boulevard, north of Tierra Pintada Boulevard NW, and east/north of 118<sup>th</sup> Street NW, approximately 81.0 acres. (J-7 + J-8)  
Staff Planner: Catalina Lehner

**A motion was made by Commissioner Gonzalez and Seconded by Commissioner Peck that this matter be Approved based on findings and conditions. The motion carried by the following vote:**

**For: 8 - Nicholls, Hudson, Mullen, Gonzalez, McCoy, Bohannan, Peck and Beserra**

**9. Project# 1001620**

15EPC-40022 Text Amendment to the Zoning Code

COA Planning Department requests the above action to amend the Zoning Code Sections 14-16-3-10 (Landscape Regulations), 14-16-3-1 (Off-Street Parking Regulations), 6-6-2-4 (Required Street Trees), 6-6-2-5 (Street Tree Policies), 6-6-2-6 (Street Tree Programs), 6-6-2-7 (More Detailed Regulations) and 6-6-2-8 (Waivers and Variances) to establish standards that enhance, improve and maintain the quality of the public environment. City-Wide.

Staff Planner: Vicente Quevedo (Deferred from July 9, 2015 hearing)

**A motion was made by Commissioner Peck and Seconded by Commissioner Bohannan that this matter be Forward to City Council with a Recommendation of Approval based on the recommended findings. The motion carried by the following vote:**

**For: 8 - Nicholls, Hudson, Mullen, Gonzalez, McCoy, Bohannan, Peck and Beserra**

**10. OTHER MATTERS:**

A. Approval of June 11, 2015 Revised Minutes

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

**For: 7 - Nicholls, Hudson, Mullen, Gonzalez, McCoy, Peck and Beserra**

**Abstained: 1 - Bohannan**

B. Approval of July 9, 2015 Minutes

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

**For: 7 - Nicholls, Hudson, Bohannan, Gonzalez, McCoy, Peck and Beserra**

**Abstained: 1 - Mullen**

**11. ADJOURNED: 2:35 P.M.**

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