



**ENVIRONMENTAL PLANNING COMMISSION  
AGENDA**

**Thursday, February 9, 2017  
8:30 a.m.**

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

**MEMBERS**

**Karen Hudson, Chair  
Derek Bohannon, Vice-Chair**

**Maia Mullen  
Bill McCoy  
James Peck**

**Moises Gonzalez  
Peter Nicholls  
Dan Serrano**

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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 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.13 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:**

- A. Pledge of Allegiance
- B. Announcement of Changes and/or Additions to the Agenda
- C. Approval of Amended Agenda
- D. Swearing in of City Staff

**1. Project# 1003275**

16EPC-40088 Site Development Plan for Building Permit

One Architecture, requests the above action for all or a portion of Pad Site E, Heritage Market Place, zoned SU-1/SU-2, located on Southwest Corner of Ladera and Market Street, Heritage Market Place Development, containing approximately .94 acre. (H-9)  
Staff Planner: Maggie Gould

**2. Project# 1005280**

16EPC-40080 Site Development Plan for Building Permit  
16EPC-40081 Amended Site Development Plan for Subdivision

Marin Grummer Architect, agent for JMD, McMahan, LLC, requests the above actions for all or a portion of Lots 4, 5, 6a, 9c, 9d, McMahan Market Place, zoned SU-1/C-1 Uses, located on McMahan between Unser and Fineland, containing approximately 14 acres. (A-11)  
Staff Planner: Cheryl Somerfeldt

**3. Project# 1011115**

16EPC-40083 Site Development Plan for Building Permit  
16EPC-40084 Sector Development Plan Map Amendment

Consensus Planning, agent for Titan Development/Cedar Investors, LLC, requests the above actions for all or a portion of Lots A1, a2, 4-12, and vacated portions of Spruce Street and alleyways within Block 6 and a portion of Lots 1 and 12 and vacated portions within Spruce Street and alleyways of Block 5 of the Brownwell and Lails Highland Addition, zoned SU-2 for CMU to SU-2/SU-1 for MX, located on Central Avenue, between Spruce Street and Sycamore Street, containing approximately 2.85 acres. (K-15)  
Staff Planner: Michael Vos

**4. Project# 1011099**

16EPC-40085 Site Development Plan for Building Permit  
16EPC-40087 Sector Development Plan Map Amendment

Consensus Planning, agent for Titan Development/Cedar Investors, LLC, requests the above actions for all or a portion of Lots 4a, 5-9, Block 4 of the Brownwell and Lails Highland Addition Subdivision and vacated portion of Copper Avenue adjacent to Block 4, zoned SU-2 for CMU to SU-2/SU-1 for MX, located on Mulberry Street between Copper Avenue and Central Avenue, containing approximately .747 acre. (K-15)  
Staff Planner: Michael Vos

**5. Project# 1003993**

16EPC-40072 Zone Map Amendment (Zone Change)

Sujay Thakur requests the above action for Tract A-36-A, Town of Atrisco Grant Northeast Unit, zoned SU-1 for Uses Permissive and Conditional in O-1, to C-2, located between

Coors Blvd. NW and Atrisco Dr. NW, and between Sequoia Rd. NW and St. Joseph's Dr. NW, containing approximately 4.1 acres. (G-11)  
Staff Planner: Catalina Lehner  
**(DEFERRED FROM JANUARY 12, 2017 HEARING)**

**6. OTHER MATTERS:**

- A. Approval of December 8, 2016 Amended Action Summary Minutes
- B. Approval of January 12, 2017 Action Summary Minutes

**7. ADJOURNED**