



**ENVIRONMENTAL PLANNING COMMISSION
ACTION SUMMARY**

**Thursday, November 10, 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
Bill McCoy
Maia Mullen
Victor Beserra
Dan Serrano

COMMISSIONER MEMBERS ABSENT:

Moises Gonzalez

Call to Order: 8:09 A.M.

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

30 day deferral to the December 8, 2016 EPC Hearing for each of the following cases:

9. Project# 1010879

16EPC-40062 Sector Development Plan Map Amendment
16EPC-40063 Site Development Plan for Building Permit

Consensus Planning, agent for Cedar Investors, LLC, requests the above actions for all or a portion of Lots 1-3, 7-9 of the Brownell and Lails Highland Addition and Lots A-E and F-J, block 21 of the Whitteds Replat and vacated alleys (Public R/W – EC-16-126), zoned SU-2 MD-1 to SU-2/SU-1 for MD-1, located on Copper Ave. NE, between Cedar St. NE and Mulberry St. NE, containing approximately 2.5 acres. (K-15) Staff Planner: Maggie Gould

11. Project# 1000936

16EPC-40051 Site Development Plan for Subdivision Amendment
16EPC-40052 Site Development Plan for Building Permit
16EPC-40065 Zone Map Amendment

Scott Anderson, agent for Danny Brandenburg, requests the above actions for Tract 4, Paradise Plaza, zoned SU-1 for Mixed Use Development-C-1 Permissive Uses, excluding automobile related retail and service uses and drive-up facilities including package liquor sales ancillary to a retail grocery of 20,000 square feet minimum and restaurant with

(Zone Change)

alcoholic drink sales for on-premise consumption (maximum 4.5 acres, to SU-1 for Mixed Use Development-C-1 Permissive Uses, excluding drive-up facilities including package liquor sales ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on-premise consumption (maximum 4.5 acres), located on Unser Blvd. NW, between McMahon Blvd. NW and the Sandoval County line, containing approximately 1.9 acres. (A-11) Staff Planner: Catalina Lehner

(DEFERRED FROM OCTOBER 13, 2016 Hearing)

C. Approval of Amended Agenda

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

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

D. Swearing in of City Staff

1. Project# 1002358

16EPC-40056 Amendment to Sector Development Area

The City of Albuquerque (COA) Department of Municipal Development (DMD), CIP Division, agent for the COA DMD, CIP Division, requests the following action: Mayor's proposed 2017 General Obligation Bond Program and 2017-2026 Decade Plan. (City Wide).

Staff Planner: Mark Motsko

A motion was made by Commissioner McCoy and Seconded by Commissioner Peck that matter 16EPC-40056 be forwarded with a recommendation of approval to the City Council based on findings and conditions. The motion carried by the following vote:

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

2. Project# 1007489

16EPC-40064 Sector Development Plan Map Amendment

COA Metropolitan Redevelopment Agency (MRA), requests the above action for all or a portion of Tract B, West Route 66 Addition, zoned SU-2/IP to C-2, located on the northwest corner of the intersection of Central Ave. NW and Unser Blvd. NW, containing approximately 6.6 acres. (K-10)

Staff Planner: Michael Vos

A motion was made by Commissioner McCoy and Seconded by Commissioner Peck that matter 16EPC-

40064 be approved based on findings. The motion carried by the following vote:

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

3. Project# 1005213
16EPC-40053 Zone Map Amendment
(Zone Change)

DAC Enterprises, Inc., agent for Brian Chaffee and Roger Kay, requests the above action for Tract B, Block 6 and Tract A-2-A, Block 13, Brentwood Hills, zoned O-1 and C-1 respectively, to R-2, located on Menaul Blvd. NE, between Marie Park Dr. NE and Tramway Blvd. NE, containing approximately 1.6 acres. (H-22)
Staff Planner: Catalina Lehner

A motion was made by Commissioner Nicholls and Seconded by Commissioner Bohannan that matter 16EPC-40053 be approved based on findings. The motion carried by the following vote:

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

4. Project# 1000216
16EPC-40054 Amended Site Development
Plan for Building Permit

DAC Enterprises, Inc., agent for Mountain West Lodging LLC, request the above action for all or a portion of Tract A-3-A, J. Group Addition, zoned SU-1 C-1 Uses and Motel, located on San Antonio Dr. NE, between I-25 and San Pedro Dr. NE, containing approximately 2 acres. (E-18)
Staff Planner: Michael Vos

A motion was made by Commissioner Nicholls and Seconded by Commissioner Bohannan that matter 16EPC-40054 be approved based on findings and conditions. The motion carried by the following vote:

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

CHAIR HUDSON RECUSES HERSELF

5. Project# 1009154
16EPC-40061 Site Development Plan for
Building Permit

Vigil and Associates Architect Group, agent for Jaime Galles, requests the above action for all or a portion of Lot 1, Big I Commerce Center, zoned M-1, located on the southeast corner Candelaria Rd. NE, and University Blvd. NE, containing approximately 9.2 acres. (H-15) Staff Planner: Maggie Gould

A motion was made by Commissioner Peck and Seconded by Commissioner Nicholls that matter 16EPC-40061 be approved based on findings and conditions. The motion carried by the following vote:

For: 7 - Nicholls, McCoy, Peck, Mullen, Serrano, Bohannon and Beserra

CHAIR HUDSON RETURNS

6. Project# 1003275

16EPC-40055 Site Development Plan for Building Permit

HCI Engineering, agent for Palo Alto, Inc., requests the above action for all or a portion of Tract C-2, Plat of Tracts A-1 Thru A-3 and C-1 Thru C-3, Heritage Marketplace, zoned SU-2/SU-1 for Planned Office Park and Commercial Development to Include Full Service Alcohol Sales with a Sit Down Restaurant, located on Unser Blvd. NW, Between Ladera Dr. NW and I-40, containing approximately 1.1 acres. (H-9) Staff Planner: Vicente Quevedo

A motion was made by Commissioner Nicholls and Seconded by Commissioner Bohannon that matter 16EPC-40055 be approved based on findings and conditions. The motion carried by the following vote:

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

7. Project# 1005354

16EPC-40059 Amend Site Development Plan for Building Permit
16EPC-40060 Amend Site Development Plan for Subdivision

Design Plus LLC, agent for Sawmill LLC, requests the above actions for Tract 2-D-1, Arbolera de Vida Unit 2B, and Lot 2, Correction Plat of Sawmill Village, zoned SU-2/SU-1 for PRD and Microbrewery; Lots 3 through 10, Correction Plat of Sawmill Village; Lots 1-A, 1-B and 1-C Sawmill Village, zoned SU-2/SU-1 for PRD; located on Bellamah Ave. NW, between 18th St. NW and 19th St. NW, containing approximately 10 acres. (H-13 and J-13) Staff Planner: Catalina Lehner

A motion was made by Commissioner Mullen and Seconded by Commissioner Bohannon that matter 16EPC-40060 be approved based on findings and conditions. The motion carried by the following vote:

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

A motion was made by Commissioner Mullen and Seconded by Commissioner Bohannon that matter 16EPC-40059 be approved based on findings and conditions. The motion carried by the following vote:

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

COMMISSIONER BOHANNAN

RECUSES HIMSELF

8. Project# 1011008

16EPC-40057 Zone Map Amendment
(Zone Change)

16EPC-40058 Site Development Plan for
Building Permit

Design Plus, LLC, agent for Sequel of New Mexico LLC and AOC New Mexico LLC, requests the above actions for all or a portion of Tract 2-A, Plat of Tracts 2-A & 2-B, Newport Industrial Park West, Unit 1, zoned IP to SU-1 for IP and Hospital, located on Randolph Rd. SE, between Yale Blvd. SE and University Blvd SE, containing approximately 4.8 acres. (M-15) Staff Planner: Vicente Quevedo

A motion was made by Commissioner Nicholls and Seconded by Commissioner Peck that matter 16EPC-40057 be approved based on findings and condition. The motion carried by the following vote:

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

A motion was made by Commissioner Nicholls and Seconded by Commissioner Peck that matter 16EPC-40058 be approved based on findings and conditions. The motion carried by the following vote:

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

**COMMISSIONER SERRANO LEAVES
FOR THE DAY**

10. Project# 1010550

16EPC-40040 Site Development Plan for
Building Permit

Colin Bott, agent for Starbucks Coffee Co., requests the above action for all or a portion of Tract A-1, Redivision of Tract A (Now comprising Tracts A1 & A2), Los Pastores Shopping Center, excluding southwesterly portion & portion out to right-of-way, zoned C-2 (SC), located on Montgomery Blvd. NE, between Wyoming Blvd. NE, and Pennsylvania NE., containing approximately 1.2 acres. (F-19) Staff Planner: Vicente Quevedo **(DEFERRED FROM SEPTEMBER 8, 2016 Hearing)**

A motion was made by Commissioner Peck and Nicholls by Commissioner Peck that matter 16EPC-40040 be approved based on findings and conditions. The motion carried by the following vote:

For: 6 - Nicholls, Hudson, McCoy, Peck, Mullen and Beserra

COMMISSIONER BOHANNAN

RETURNS

12. Project# 1010903

16EPC-40030 Zone Map Amendment (Zone Change)

Jody L. Borris, agent for High Desert Assisted Living, LLC, requests the above action for all or a portion of Lot 1, Block B, Monterey Manor, zoned R-1 to O-1, located on Sierra Grande Ave NE, between Lomas Blvd, NE and Mountain Rd. NE, containing approximately .24 acre. (J-22)

Staff Planner: Vicente M. Quevedo **(DEFERRED FROM SEPTEMBER 8, 2016 Hearing)**

A motion was made by Commissioner McCoy and Seconded by Commissioner Peck that matter 16EPC-40030 be denied based on findings and conditions. The motion carried by the following vote:

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

13. OTHER MATTERS:

A. Approval of August 25, 2016 Comp Plan Amended Action Summary Minutes

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

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

B. Approval of September 1, 2016 Comp Plan Amended Action Summary Minutes

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

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

C. Approval of October 13, 2016 Action Summary Minutes

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

For: 6 - Nicholls, Hudson, McCoy, Peck, Bohannon, and Mullen

Abstained: 1 - Beserra

14. ADJOURNED: 2:44 P.M.