



ENVIRONMENTAL PLANNING COMMISSION ACTION SUMMARY

Thursday, October 13, 2016
8:30 a.m.

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

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

COMMISSIONER MEMBERS ABSENT:
Victor Beserra

Call to Order: 8:30 A.M.

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

The applicant requested a 30 day deferral to the November 10, 2016 EPC Hearing:

1. Project# 1000936

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

Scott Anderson, agent for Danny Brandenburg, requests the above actions for Tract 4, Paradise Plaza, zoned SU-1 for Mixed Uses detailed in Project #1000936, 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

- 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, Mullen, Gonzalez, McCoy, Peck, Bohannon and Serrano

- D. Swearing in of City Staff

2. Project# 1009888

16EPC-40042 Zone Map Amendment (Zone Change)

Consensus Planning, agent for San Antonio Commons, LLC, requests the above action for all or a portion of Lot 5-A-1, JJ Subdivision Continued, zoned SU-1 for C-2 Uses to SU-1 for C-2 Uses, Including the Wholesale of Beer, located on San Antonio Dr. NE, between San Pedro Dr. NE and I-25, containing approximately 1.75 acres. (E-18)
Staff Planner: Michael Vos

A motion was made by Commissioner Nicholls and Seconded by Commissioner Mullen that matter 16EPC-40042 be approved based on the findings. The motion carried by the following vote:

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

3. Project# 1005283

16EPC-40043 Site Development Plan for Subdivision
16EPC-40044 Zone Map Amendment (Zone Change)

Dekker Perich Sabatini, agent for Titan Journal Center Investors LLC, requests the above actions for all or a portion of Lot(s) 2A-2A-2B-1-A Plat of Tract 2A-2A-2B-1-A, Journal Center, zoned IP to SU-1 Residential not to exceed 75 DU/AC Plus C-2 Uses, located on Headline Blvd. NE, between Jefferson St. NE and Lang Ave. NE, containing approximately 6.5 acres. (D-17)
Staff Planner: Vicente Quevedo

A motion was made by Commissioner Peck and Seconded by Commissioner Mullen that matter 16EPC-40044 be approved based on subject findings and condition of approval. The motion carried by the following vote:

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

A motion was made by Commissioner Peck and Seconded by Commissioner Mullen that matter 16EPC-40043 be approved based on subject findings and conditions of approval. The motion carried by the following vote:

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

4. Project# 1010895

16EPC-40046 Sector Development Plan Map Amendment (Zone Change)
16EPC-40048 Site Development Plan for Subdivision

Consensus Planning, agent for JR Malouff, Vientecillo, LLC, requests the above actions for all or a portion of Lots A, B, and C, Cibola Loop Subdivision, zoned as follows: SU-1 for Housing for Older Persons with Limited Medical Facilities, SU-2 for C-1 Permissive Uses with No Drive up Service Windows, and SU-1 for R-2 Uses to the following: R-2, SU-1 for City of Albuquerque Community Facilities and Related Uses, and SU-1 for C-1 permissive uses with the addition of

retail sales of alcohol for off-premise consumption as an ancillary use to a grocery store and the addition of on premises liquor sales associated with a sit down restaurant, located on Ellison Dr. NW, between West Cibola Loop NW and Cibola Loop NW, containing approximately 26 acres. (A-13) Staff Planner: Maggie Gould

A motion was made by Commissioner McCoy and Seconded by Commissioner Bohannan that matter 16EPC-40046 be forwarded to City Council with recommendation of approval based on findings and condition. The motion carried by the following vote:

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

A motion was made by Commissioner McCoy and Seconded by Commissioner Bohannan that matter 16EPC-40048 be forwarded to City Council with recommendation of approval based on findings and condition. The motion carried by the following vote:

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

5. Project# 1010999
16EPC-40050 Site Development Plan for
Subdivision

66 Architect, LLC, requests the above action for all or a portion of Tract C-4-A, Plat of Tracts C3A, C3B, C3C and C4A, Seven Bar Ranch, zoned SU-1 for IP Uses, located on NM Highway 528, between Ellison Dr. NW, and Cabezon Rd. NW, containing approximately 2 acres. (A-14) Staff Planner: Vicente Quevedo

A motion was made by Commissioner McCoy and Seconded by Commissioner Nicholls that matter 16EPC-40050 be approved based on subject findings and conditions of approval. The motion carried by the following vote:

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

6. Project# 1010997
16EPC-40049 Site Development for Building
Permit

Modulus Architects, Inc. agent for Boyhann LLC, requests the above action for all or a portion of Lot 1 and Lot 2, Block 4, Unit 3, North Albuquerque Acres, zoned SU-2 for C-1, located at the SE corner of Louisiana Blvd. NE and Alameda Blvd. NE, containing approximately 1.3 acres. (C-19) Staff Planner: Maggie Gould

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

40049 be approved based on subject findings and conditions. The motion carried by the following vote:

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

**COMMISSIONER BOHANNAN
RECUSES HIMSELF**

7. Project# 1002717
16EPC-40045 Site Development Plan for
Building Permit

Consensus Planning, agent for AMERCO Real Estate Company requests the above action for all or a portion of Lots 303-306, Town of Atrisco Grant, Unit 8, zoned SU-1 for O-1/PRD (Conditional Zoning: SU-1 for C-2 Permissive Uses, Excluding Residential Uses), located on Atrisco Dr. NW, between Coors Blvd. NW and I-40, containing approximately 5.4 acres. (H-11)
Staff Planner: Vicente Quevedo

A motion was made by Commissioner Mullen and Seconded by Commissioner Gonzalez that matter 16EPC-40045 be approved based on subject findings and conditions. The motion carried by the following vote:

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

8. OTHER MATTERS:

A. Approval of August 11, 2016 Amended Action Summary Minutes

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

For: 6 - Nicholls, Hudson, Gonzalez, McCoy, Peck, and Serrano

Abstain: 1 - Mullen

COMMISSIONER BOHANNAN RETURNS

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

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

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

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

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

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

D. Approval of September 8, 2016 Action Summary Minutes

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

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

Abstain: 1 - Gonzalez

E. IDO Subcommittee

A motion was made by Commissioner Nicholls and Seconded by Commissioner Bohannan that the EPC IDO Subcommittee be disband. The motion carried by the following vote:

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

9. ADJOURNED: 12:18 P.M.