



**ENVIRONMENTAL PLANNING COMMISSION
ACTION SUMMARY**

**Thursday, September 14, 2017
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
James Peck
Bill McCoy
Dan Serrano
Maia Mullen
Peter Nicholls

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

DEFERRED TO OCTOBER 12, 2017

6. Project# 1011354
17EPC-40034 Site Development Plan for
Subdivision

High Mesa Consulting Group, agent for Mark 3S Inc., requests the above action for Lot 6 and Lot 7, Block 20, Unit 3, Tract 3, North Albuquerque Acres, zoned SU-2/Mixed Use, located on Holly Ave. NE, between Ventura St. NE, and Holbrook St. NE, containing approximately 1.8 acres. (C-20)
Staff Planner: Catalina Lehner

**A motion was made by Commissioner Nicholls and
Seconded by Commissioner Bohannon that matter
17EPC-40034 be deferred based on findings. The motion
carried by the following vote:**

**For: 6 – Hudson, McCoy, Nicholls, Peck, Serrano and
Bohannon**

8. Project# 1011346
17EPC-40040 Zone Map Amendment
(Zone Change)

Modulus Architects, Inc, agent for STIF Seven-Bar, LLC, requests the above action for all or a portion of Tracts 3J and 3I, Black Ranch subdivision, zoned O-1 to C-1, located on the southeast corner of Valley View Dr. NW and Irving Blvd NW, east of Coors Blvd. NW, containing approximately 1.75 acres. (C-13)
Staff Planner: Cheryl Somerfeldt

A motion was made by Commissioner Peck and Seconded by Commissioner Bohannon that matter 17EPC-40040 be deferred based on findings. The motion carried by the following vote:

For: 6 – Hudson, McCoy, Nicholls, Peck, Serrano and Bohannon

10. Project# 1011337
17EPC-40031 Zone Map Amendment
(Zone Change)

SMPC Achitects, agents for Bestway Investments LLC, dba Fiesta Auto Group, requests the above action for: the vacated alley lying south of Lots A-1, A-D and the westerly 20 feet of Lot E, and north of Lot P-3, and the southern half of the alley north of Lot P-4; the vacated alley lying south of the easterly 5 feet of Lot E and all of Lots F-K; the vacated alley south of and adjacent to Lot K-1; Lot P-3; and Lot P-4 of Block 14, Del Norte Subdivision of Williamson’s Replat, zoned P to C-2, located on Lomas Blvd. NE, east of Louisiana Blvd. NE, between Chama St. NE and Grove St. NE, containing approximately 0.7 acre. (K-19)
Staff Planner: Catalina Lehner

A motion was made by Commissioner Nicholls and Seconded by Commissioner Bohannon that matter 17EPC-40031 be deferred based on findings. The motion carried by the following vote:

For: 6 – Hudson, McCoy, Nicholls, Peck, Serrano and Bohannon

12. Project# 1011247
17EPC-40014 Sector Development Plan Map
Amendment (Zone Change)

Garcia/Kraemer & Associates, agent for Community Dental Services Inc. requests the above actions for all or a portion of Tracts 310, 307B, 308A, and 308B zoned SU-2 MR to SU-2 LCR located on the east side of Williams Street south of Thaxton Avenue SE and north of Gerald Avenue SE, containing approximately 1.4 acres. (L-14) **(DEFERRED FROM JULY 13, 2017)** Staff Planner: Cheryl Somerfeldt

A motion was made by Commissioner Nicholls and Seconded by Commissioner Bohannon that matter 17EPC-40014 be deferred based on findings. The motion carried

by the following vote:

For: 6 – Hudson, McCoy, Nicholls, Peck, Serrano and Bohannan

C. Approval of Amended Agenda

A motion was made by Commissioner Peck and Seconded by Commissioner Bohannan to approve the Amended Agenda. The motion carried by the following vote:

For: 6 – Hudson, McCoy, Nicholls, Peck, Serrano and Bohannan

D. Swearing in of Staff

COMMISSIONER MULLEN ARRIVES

FINAL ACTIONS

1. Project# 1007412

17EPC-40024 Zone Map Amendment (Zone Change)

17EPC-40025 Site Development Plan for Subdivision

17EPC-40026 Site Development Plan for Building Permit

Consensus Planning, agent for for SP Albuquerque, LLC, requests the above actions for all or a portion of Tract B-2, Yorba Linda Subdivision and a portion of Tract A, Hoffmantown Baptist Church Site, zoned SU-1 for Church and related facilities and SU-1 for Church & Related Facilities and a Telecommunications Facility, to SU-1 for Senior Living Facility and related services, including on-premise liquor consumption, located on Harper Rd. NE, between Ventura St. NE and Wyoming Blvd. NE, containing approximately 14.2 acres. (E-20) **(DEFERRED FROM AUGUST 10, 2017 HEARING)**

Staff Planner: Michael Vos

A motion was made by Commissioner McCoy and Seconded by Commissioner Mullen that matter 17EPC-40024 be approved based on findings and condition. The motion carried by the following vote:

For: 6 – Hudson, McCoy, Mullen, Peck, Serrano and Bohannan

Against: 1 - Nicholls

A motion was made by Commissioner McCoy and Seconded by Commissioner Mullen that matter 17EPC-40025 be approved based on findings and conditions. The motion carried by the following vote:

For: 6 – Hudson, McCoy, Mullen, Peck, Serrano and Bohannan

Against: 1 - Nicholls

A motion was made by Commissioner McCoy and Seconded by Commissioner Mullen that matter 17EPC-40026 be approved based on findings and conditions. The motion carried by the following vote:

For: 6 – Hudson, McCoy, Mullen, Peck, Serrano and Bohannan

Against: 1 - Nicholls

2. Project# 1011344
17EPC-40039 Zone Map Amendment
(Zone Change)

Edward Andrews, LLC agent for Edward Andrews, LLC, requests the above action for all or a portion of Lot 013, Brock Addition, zoned R-1 to RG, located on 223 San Lorenzo Ave. NW, containing approximately 0.18 acre. (G-14) Staff Planner: Maggie Gould

A motion was made by Commissioner Peck and Seconded by Commissioner Nicholls that matter 17EPC-40039 be approved based on findings. The motion carried by the following vote:

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

3. Project# 1003991
17EPC-40030 Zone Map Amendment
(Zone Change)

Consensus Planning and Bokay Construction, agents for Vuelo, LLC, requests the above action for all or a portion of Lots 1-26 P1 and Tract A, Plat of Sage Ranch, zoned R-LT to R-T, located along Snow Vista Blvd. (98TH), South of Sage Rd, SW, containing approximately 3.08 acre(s). (M-9) Staff Planner: Cheryl Sommerfeldt

A motion was made by Commissioner Nicholls and Seconded by Commissioner Peck that matter 17EPC-40030 be approved based on findings. The motion carried by the following vote:

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

4. Project# 1011325

17EPC-40029 Zone Map Amendment
(Zone Change)

DAC Enterprises, Inc., agent for Elco Mutual, requests the above action for all or a portion of Lots 10-12, Block 11 & Lots 7-12, Block 10, Swearingen & Marberry Subdivision and Lots 7-9, Block 9, Hinton's Subdivision of Tract 9, Mile-Hi Addition, zoned O-1 to R-2, located at 5905, 6101, and 6001 Marble Ave. NE between Valencia Dr. NE and San Pedro Dr. NE, containing approximately 2.3 acres. (J-18)
Staff Planner: Michael Vos

A motion was made by Commissioner Bohannon and Seconded by Commissioner Mullen that matter 17EPC-40029 be approved based on findings. The motion carried by the following vote:

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

5. Project# 1005237

17EPC-40032 Site Development Plan for
Building Permit Amendment
17EPC-40033 Site Development Plan for
Subdivision Amendment

High Mesa Consulting Group, agent for Mark 3S Inc., requests the above actions for Lot 8 and the western half of Lot 9, Block 20, Unit 3, Tract 3, North Albuquerque Acres; and Tract A and Tract B, Mark 3S Holly Development, zoned SU-2/Mixed Use, located on Holly Ave. NE, between Ventura St. NE, and Holbrook St. NE, containing approximately 2.7 acres. (C-20)
Staff Planner: Catalina Lehner

A motion was made by Commissioner Nicholls and Seconded by Commissioner McCoy that matter 17EPC-40033 be approved based on findings and conditions. The motion carried by the following vote:

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

A motion was made by Commissioner Nicholls and Seconded by Commissioner McCoy that matter 17EPC-40032 be approved based on findings and conditions. The motion carried by the following vote:

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

7. Project# 1004675

17EPC-40036 Site Development Plan for
Building Permit Amendment
17EPC-40037 Site Development Plan for
Subdivision Amendment

Consensus Planning, agent for Hajjar Management Co., Inc/ Vista Realty Trust, requests the above actions for all or a portion of Lots 1-72 P1 Block A Plat for Vista de la Luz, Lots 1-65, P1 Block B Plat for Vista de la Luz, zoned SU-1 PRD and Tracts K1 and K2, Vista De La Luz Commercial, zoned

17EPC-40038 Site Development Plan for
Subdivision Amendment

SU-1 PRD and one restaurant with full service liquor, located on the SW corner of Coors Blvd. NW and Sevilla Ave. NW, containing approximately 30 acres. (F-11)
Staff Planner: Maggie Gould

A motion was made by Commissioner Peck and Seconded by Commissioner Serrano that matter 17EPC-40037 be approved based on findings and conditions. The motion carried by the following vote:

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

A motion was made by Commissioner Peck and Seconded by Commissioner Serrano that matter 17EPC-40038 be approved based on findings and conditions. The motion carried by the following vote:

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

A motion was made by Commissioner Peck and Seconded by Commissioner Serrano that matter 17EPC-40036 be approved based on findings and conditions. The motion carried by the following vote:

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

9. Project# 1001989
17EPC-40035 Site Development Plan for
Subdivision

Consensus Planning, agent for Poston Investment Collective, LLC requests the above action for all or a portion of Tract C-2-A-1-A, Campbell Lands zoned SU-1 for C-1 Uses with Full Service Liquor for On-premise Consumption Only and Auto and Light Truck Sales, located on Coors Blvd. NW, between Fortuna Rd. NW and Glenrio Rd. NW, containing approximately 3.82 acres. (J-11)
Staff Planner: Michael Vos

A motion was made by Commissioner Serrano and Seconded by Commissioner McCoy that matter 17EPC-40035 be approved based on findings and conditions. The motion carried by the following vote:

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

11. Project# 1003859
17EPC-40017 Site Development Plan for

Consensus Planning, agent for Silverleaf Ventures, LLC, requests the above actions for all or a portion of Tracts 1-4,

Subdivision Amendment
17 EPC-40028 Site Development Plan for
Building Permit Amendment

5A,5B, and 6 of North Andalucia at La Luz, zoned SU-1 for C-2 (23.3 acres max), O-1 (11.7 acres max), PRD (20 DU/AC) and O-1 with Bank including drive up services, located on the SE corner of Coors Blvd. NW and Montano Rd. NW, between Learning Rd. NW and Montano Blvd. NW containing approximately 70 acres. (E-12) **(DEFERRED FROM AUGUST 10, 2017 HEARING)**
Staff Planner: Maggie Gould

A motion was made by Commissioner Serrano and Seconded by Commissioner Mullen that matter 17EPC-40017 be denied based on findings. The motion carried by the following vote:

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

A motion was made by Commissioner Serrano and Seconded by Commissioner Mullen that matter 17EPC-40028 be denied based on findings. The motion carried by the following vote:

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

**NOTE: THE TRANSFER STATION
WILL BE HEARD AFTER 1:00 P.M.**

13. Project# 1010582
16EPC-40077 Zone Map Amendment (Zone Change)
16EPC-40078 Site Development Plan for Building Permit

Wilson and Company, Inc., agent for City of Albuquerque, Department of Municipal Development, requests the above actions for all or a portion of 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 and Household Hazardous Waste Collection, located on Edith Blvd., NE, between Comanche Rd., NE and Rankin Rd. NE, containing approximately 22 acres. (G-15) **(DEFERRED FROM JANUARY 12, 2017 HEARING)**
Staff Planner: Maggie Gould

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

40077 & 16EPC-40078 be continued to November 9, 2017 EPC Hearing based on findings. The motion carried by the following vote:

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

14. OTHER MATTERS:

A. Approval of June 8, 2017 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 – Hudson, McCoy, Mullen, Nicholls, Peck, and Serrano
Abstained: 1 - Bohannan**

B. Approval of July 13, 2017 Amended Action Summary Minutes

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

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

C. Approval of August 10, 2017 Action Summary Minutes

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

**For: 6 – Hudson, McCoy, Mullen, Nicholls, Peck, and Serrano
Abstained: 1 - Bohannan**

D. Amendments to the EPC Rules of Conduct – Red line version

A motion was made by Commissioner McCoy and Seconded by Commissioner Serrano that the Amended Rules of Conduct be adopted. The motion carried by the following vote:

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

15. ADJOURNED: 3:58 p.m.

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