



Agenda Item: 5
Case # SI-2022-00495
Project # PR-2022-006721
April 13, 2022

Staff Report

Applicant	Rachel Ponce for Old Barrel Tea Co.
Request	Certificate of Appropriateness for Third Sign
Legal Description	Map 38 Tract 181 R3E Sec 18
Address/Location	2041 S. Plaza NW
Size	0.32 Acres
Zoning	MX-T
Historic Location	Old Town Historic Preservation Overlay Zone

Staff Recommendation

APPROVAL of Case # SI-2022-00495, Project # PR-2022-006721, a request for a Certificate of Appropriateness for a third sign, based on the Findings beginning on page X and subject to the conditions on page X.

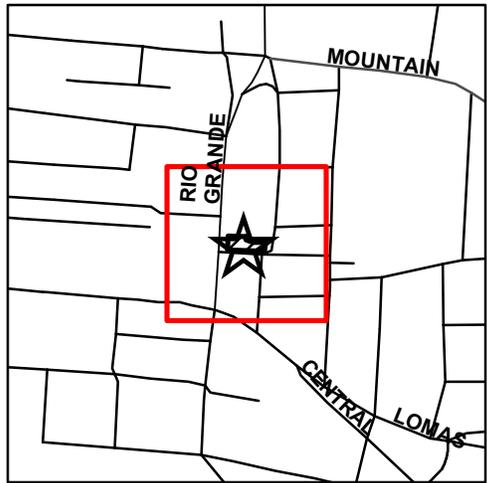
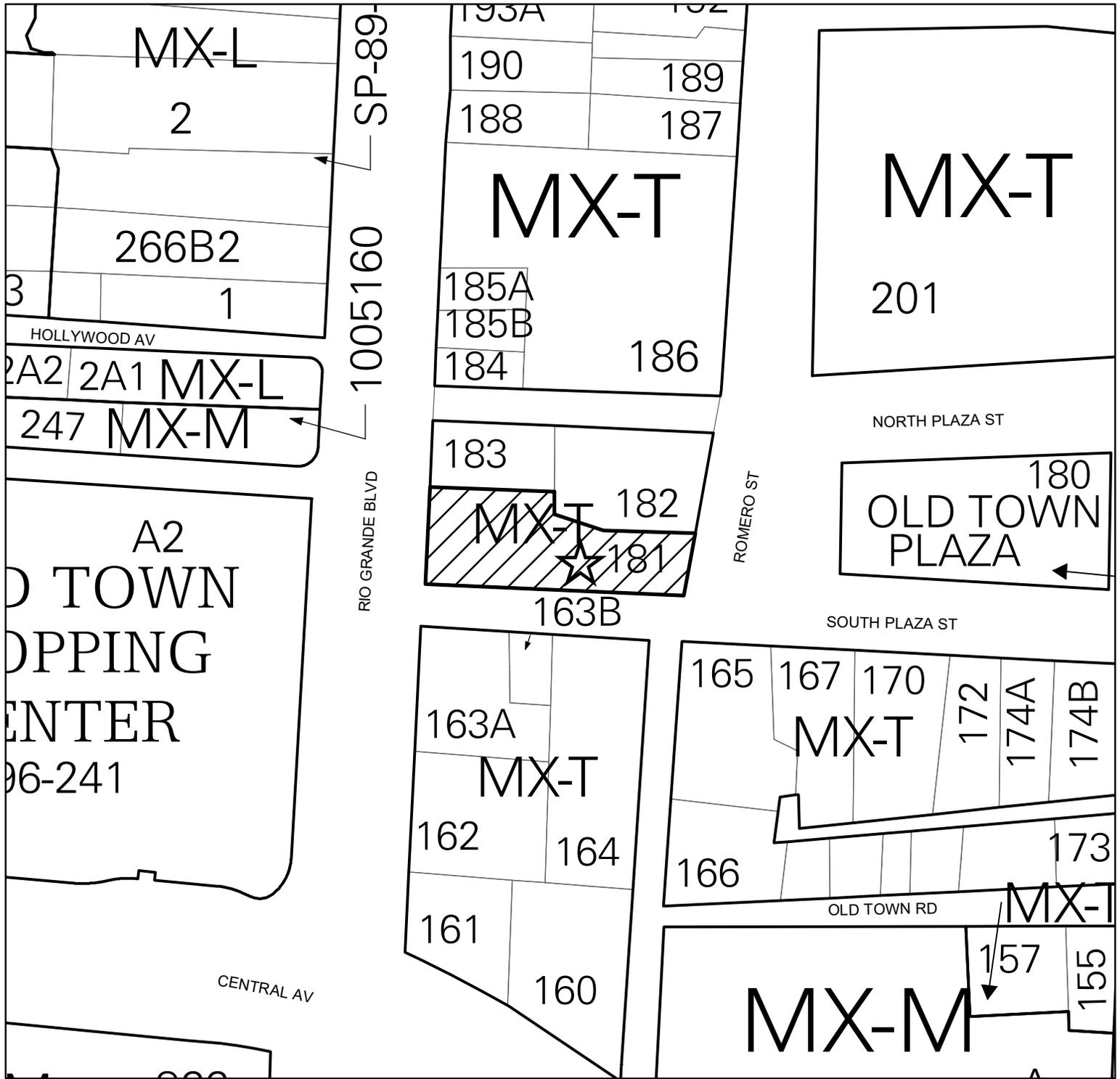
Leslie Naji
Historic Preservation Planner

Summary of Analysis

The application for a Certificate of Appropriateness for use of a third sign. The requested sign is a portable sandwich board sign to be located at the corner of South Plaza and Romero Street in Old Town. The applicant has presented visibility issues from the main flow of pedestrian traffic in Old Town.

Per IDO section 14-16-3-5(K)(3)(c) iii. the LC may approve 1 additional sign per establishment where the LC determines that there is not reasonable visibility of the establishment from the public right-of-way or adjacent property without such an additional sign.

This request was reviewed against the relevant guidelines for the Old Town Historic Overlay Zone and the criteria for approval of a Certificate of Appropriateness in the IDO Section 14-16-6-6(D)(3) and 14-16-3-5(K)(3)(c) iii. Subject to conditions, Staff considers the proposal consistent with the guidelines and the criteria.



IDO ZONING MAP

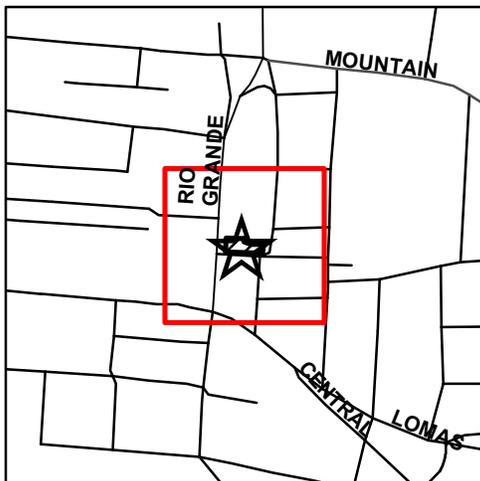
Note: Gray shading indicates County.



1 inch = 100 feet

Hearing Date:
4/13/2022
Project Number:
PR-2022-006721
Case Numbers:
SI-2022-00495

Zone Atlas Page:



LAND USE MAP

Note: Gray shading indicates County.

Key to Land Use Abbreviations	
LDRES Low-density Residential	APRT Airport
MULT Multi-family	TRANS Transportation
COMM Commercial Retail	AGRI Agriculture
CMSV Commercial Services	PARK Parks and Open Space
OFC Office	DRNG Drainage
IND Industrial	VAC Vacant
INSMED Institutional / Medical	UTIL Utilities
ED Educational	CMTY Community
	KAFB Kirtland Air Force Base



1 inch = 100 feet

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Zone Atlas Page:

SUMMARY OF REQUEST

Request	<i>Certificate of Appropriateness for Alterations</i>
Historic Location	<i>Old Town Historic Preservation Overlay Zone</i>

I AREA HISTORY AND CHARACTER

Surrounding architectural styles, historic character and recent (re)development

	<i># of Stories</i>	<i>Roof Configuration, Architectural Style and Approximate Age of Construction</i>	<i>Historic Classification & Land Use</i>
General Area	1-2	New Mexico Vernacular, Spanish-Pueblo Revival and contemporary interpretations, Modern Brick Commercial; Gothic Revival, Territorial Revival, 1796 – 1990’s.	Contributing; Neutral; residential & commercial
Site to the North	2	Simplified Prairie style, hipped roof	Commercial, contributing
Site to the South	2	Folk Victorian, hipped and gabled roof, shed roof at portal.	Commercial contributing
Sites to the East	2	Territorial Revival with second floor surround balcony.	Commercial, contributing
Site to the West	1	Pueblo Revival, Flat roof with shed roof on portal,	Commercial, non-contributg

II INTRODUCTION

Proposal and History

The application for a Certificate of Appropriateness is to request a third sign for the Old Barrel Tea Company, located at 2041 S. Plaza in Old Town. The business is located approximately 50 feet west of Romero St. as it runs along the Old Town Plaza. Businesses along this western portion of South Plaza have no visibility from the Plaza and do not readily receive pedestrian traffic.

At a public meeting held on March 20, 2018 to address zoning regulations and code enforcement in the Old Town Historic Overlay Zone (HOZ), merchants and property owners in Old Town expressed a desire to make recommendations to amend zoning regulations in Old Town. Particular concern was expressed with regard to existing regulations on outdoor displays, signage, and outdoor demonstrations.

As a result of this public engagement, it was recommended and approved by the Landmark Commission and City Council that per IDO section 14-16-3-5(K)(3)(c) iii:

the LC may approve 1 additional sign per establishment where the LC determines that there is not reasonable visibility of the establishment from the public right-of-way or adjacent property without such an additional sign.

:

The Old Barrel Tea Company is located along the portion of S. Plaza without parking and is largely used to exit Old Town. As such, it is one of the locations considered to have commercially poor visibility. This application is for an iron sign stand with painted chalkboard lettering to be placed at the NW corner of S. Plaza and Romero St.

Context

The Old Town Historic Preservation Overlay Zone encompasses an area roughly between Mountain Road and Central Ave. on the north and south, and Rio Grande Blvd. and the 19th St. on the west and east. The historic zone was created with the adoption of the City's first zoning Code in 1959 to preserve and promote the educational, cultural and general welfare of the public through the preservation of protection of the traditional architectural character of historic old Albuquerque.

The Spanish Colonial, Territorial or Western Victorian architectural styles of buildings and structures erected prior to 1912 in the area now constituted as the State of New Mexico, comprise the traditional architectural character of the Old Town Historic Preservation Overlay Zone (MX-T). Inside this historic zone is the state registered "Old Albuquerque Historic District". The Old Albuquerque Historic District is a sub-set of the Old Town Historic Preservation Overlay Zone. The historic district is the core of the Hispano village of Albuquerque, founded in 1706, and the main village in the area until the arrival of the railroad in 1880. The church and plaza are at the center of the district, as in most Hispanic villages of New Mexico.

Of the buildings in the district, only San Felipe de Neri church can be shown to date to the Spanish Colonial period. A few other buildings may be in whole or in part from the early nineteenth century, but the majority of the buildings in Old Albuquerque Historic District were built between 1870 and 1900.

Almost every building has seen some degree of remodeling, resulting from the area's growth as a tourist-oriented commercial center after 1940. Old Albuquerque became "Old Town", a district of shops, boutiques, galleries and restaurants. Many buildings acquired Pueblo Revival portals, protruding false vigas and other stylistic elements thought to be conducive to a tourist atmosphere.

APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

III ANALYSIS

Policies are written in regular text and staff analysis and comment in bold italic print.

Albuquerque-Bernalillo County Comprehensive Plan of 2017

This site is a Historic Asset in terms used in the *Comprehensive Plan*. The plan sets out goals and policies concerning land use, economic development and heritage conservation. Chapter 8, Section 1, Placemaking (pp. 8-27 – 8-29) states:

“Create places where business and talent will stay and thrive.”

Applicable Placemaking policies include:

Policy 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

b) Encourage the production, local sale, and export of locally-grown and made goods.

The approval of a third portable sign will encourage the traffic to the Old Town business.

Policy 8.1.4 Leverage Assets: Enhance and market the region’s unique characteristics internally and to outside businesses and individuals in order to compete with other regions.

1. Encourage development that leverages the history and character of special places, such as Route 66 and Old Town

Additional signage for this site, not readily visible from the Old Town plaza, will encourage successful business practices for Old Town.

Chapter 11, Section 2, Historic Assets (pp.11-25 – 11-26) states:

“Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity.”

Policy 11.2.3 Distinct Built Environments: Preserve and enhance the social, cultural, and historical features that contribute to the identities of distinct communities, neighborhoods, and districts.

b) Encourage development that strengthens the identity and cohesiveness of the surrounding community and enhances distinct historic and cultural features.

The commercial success of businesses in Old Town strengthens its community identity. This application for the third sign is believed to be strategic to the success of business filing the request.

Integrated Development Ordinance (IDO)

In May 2018, the Integrated Development Ordinance (IDO) replaced the City's Zoning Code and the property was zoned MX-T. The Old Town Historic Zone became the Old Town Historic Preservation Overlay Zone and it was expanded to include a primarily residential area to the south-east. The Integrated Development Ordinance Part 14-16-3-5 establishes controls and procedures for Historic Protection Overlay Zones (HPO). Part 14-16-3-5 (J) identifies standards and guidelines for HPO 5: Old Town.

6-6(D)(3) Review and Decision Criteria

An application for a Historic Certificate of Appropriateness – Major shall be approved if it complies with all of the following criteria:

6-6(D)(3)(a) The change is consistent with Section 14-16-3-5 (Historic Protection Overlay Zones), the ordinance designating the specific HPO zone where the property is located, and any specific development guidelines for the landmark or the specific HPO zone where the property is located.

The proposal is not contrary to the HPO guidelines specific to Old Town. The request falls within the criterion of no reasonable visibility of the establishment from the public right-of-way or adjacent property without such an additional sign. The business is along a road often ignored by foot traffic around the plaza.

6-6(D)(3)(b) The architectural character, historical value, or archaeological value of the structure or site itself or of any HPO zone in which it is located will not be significantly impaired or diminished.

The architectural character and historical value of the structure or site itself or of any HPO zone in which it is located will not be significantly impaired or diminished by the placement of the proposed sign. The character and quality of the sign is a decorative iron pole with signage at the top. It will only be outside during periods of business operation.

6-6(D)(3)(c) The change qualifies as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, if applicable.

Not applicable

6-6(D)(3)(d) The structure or site's distinguished original qualities or character will not be altered. For the purposes of Section 14-16-3-5 (Historic Protection Overlay Zones) and this Subsection 14-16-6-6(D), "original" shall mean as it was at the time of initial construction or as it has developed over the course of the history of the structure.

The proposal will cause no harm to the original, distinguishing qualities of the contributing building and its site.

6-6(D)(3)(e) Deteriorated architectural features shall be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in material and design.

The request is for new signage and has no bearing on any original architectural material or detailing.

6-6(D)(3)(f) Additions to existing structures and new construction may be of contemporary design if such design is compatible with its landmark status (if any) or the HPO zone.

Not applicable

Old Town Historic Preservation Overlay Zone Development Guidelines

Design Guidelines (as amended February, 2022) have been adopted by the Landmarks and Urban Conservation Commission for building projects in the MX-T Old Town Historic Preservation Overlay Zone. The guidelines include direction on such issues as building height, massing, proportion and scale, use of materials in new and existing buildings, relationship between buildings, landscaping, roadways, sidewalks, and the overall neighborhood character. Design Standards and Guidelines (amended 2018) also apply to new and replacement signage.

This request is for use of a third movable sign and is reviewed against IDO section 14-16-3-5(K) Old Town HPO-5 Guidelines. As stated:

Section 3-5(K)(3)(c) Signs

3. Maximum Number of Signs

A maximum of 2 signs that meet the type, dimension, and location requirements in Table 3-5-1 are allowed per establishment, with the following exceptions:

- a. The following sign types do not count toward the maximum number of signs that are allowed:
 - i. Window signs.
 - ii. Temporary signs displayed on the day of an outdoor demonstration of the creation of retail goods.
- b. Additional signs are allowed as follows:
 - i. Restaurants are allowed 1 additional wall sign not to exceed 6 square feet.
 - ii. Establishments that face 2 or more streets are allowed 1 additional sign.
 - iii. The LC may approve 1 additional sign per establishment where the LC determines that there is not reasonable visibility of the establishment from the public right-of-way or adjacent property without such an additional sign. Such signs shall not exceed the maximum sign area in Table 3-5-1 as relevant to the type and location of the sign.

The applicant is requesting the third sign as set forth in 3 b. iii. The location of the shop is along S. Plaza in the section between Romero and Rio Grande. Although it is on a street, there is no parking along that section of the street and it is more often used when leaving Old Town. It is also not visible by pedestrian traffic around the Plaza.

*The applicant is requesting a single sandwich board sign, 26" X 16". (See application submittal)
The removable sign would be placed at the NW corner of Romero and S. Plaza to bring attention to the shop's location further to the west.*

At the time of approval for these additional signs, shops along this portion of S. Plaza were specifically pointed out as needing this added signage.

Neighborhood Notification and other Considerations.

Required notification was sent via email to the Historic Old Town Property Owners Association and the West Old Town Neighborhood Association. Notification was sent via mail to property owners within 100 feet of the property. As of this writing, staff has not received any comments in support or opposition to the request.

Conclusions

The request for a Certificate of Appropriateness for signage has been reviewed against the HPO-5 Historic Old Town Development Standards & Guidelines and the criteria for approval of a Certificate of Appropriateness – Major in the Integrated Development Ordinance (IDO). The proposed movable signage conforms to the development guidelines and is considered appropriate.

***FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for a third sign -
Case SI-2022-00495 / Project # PR-2022-006721, April 13, 2022***

1. This application is a request for a Certificate of Appropriateness for a third sign for the Old Barrel Tea Company located at 2041 S. Plaza described as Tract 181, Map 38, original Old Town site, a property in the Old Town Historic Protection Overlay Zone, zoned MX-T.
2. The subject site is approximately 0.32 acres.
3. A third sign for the business is requested to be placed at the NW corner of Romero and S. Plaza.
4. The sign consists of an iron sandwich board sign frame with a painted chalkboard sign measuring 26" X 16".
4. The IDO Section 14-16-6-6(D)(1) requires that all development and modification of structures in any HPO zone and all development or modification of a city landmark site first receive a Certificate of Appropriateness.

5. The IDO Section 14-16-6-6(D)(3)(a) states that a Certificate of Appropriateness shall be approved if “The change is consistent with Section 14-16-3-5 (Historic Protection Overlay Zones), the ordinance designating the specific HPO zone where the property is located, and any specific development guidelines for the landmark or the specific HPO zone where the property is located.”
6. The proposed work is consistent with the designation ordinance and complies with the relevant development guidelines for the historic zone as described in the staff report and in Findings 7 & 8 below.
7. The proposal is consistent with the Guidelines for Signage. The applicant has demonstrated the visibility issues with shop’s location making it eligible for a third sign.
8. The IDO Section 14-16-6-6(D)(3)(b) states that a Certificate of Appropriateness shall be approved if “The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished”.

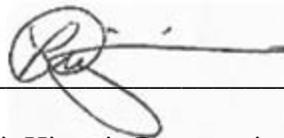
RECOMMENDATION

Case SI-2022-00495 / Project # PR-2022-006721, April 13, 2022

APPROVAL of **Case SI-2022-00495 / Project # PR-2022-006721**, an application for a Certificate of Appropriateness for a third sign, located at Old Barrel Tea Company 2041 S. Plaza, described as Map 38 Tract 181 R3E Sec 18, a property in the Old Town Historic Preservation Overlay Zone, based on the above eight (8) findings and subject to the following condition.

Recommended Conditions of Approval

1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.



Leslie Naji, Historic Preservation Planner
Urban Design and Development Division



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	<input checked="" type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: <i>Old Barrel Tey Co</i>	Phone: <i>(505) 457-7489</i>
Address: <i>2041 South Plaza</i>	Email: <i>tbd@oldbarreltey.com</i>
City: <i>Albuquerque</i>	State: <i>NM</i>
Professional/Agent (if any):	Zip: <i>87104</i>
Address:	Phone:
City:	Email:
State:	Zip:
Proprietary Interest in Site: <i>TENANT</i>	List all owners: <i>Nerrada, Paola, Bayle, Denis Huffman</i>

BRIEF DESCRIPTION OF REQUEST

CSignes to buy in customers. One infant other near Remora and South street

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: <i>181</i>	Block:	Unit:
Subdivision/Addition: <i>OLD TOWN SITE</i>	MRGCD Map No.: <i>38</i>	UPC Code: <i>101305811021820921</i>
Zone Atlas Page(s): <i>J-13</i>	Existing Zoning:	Proposed Zoning:
# of Existing Lots: <i>1</i>	# of Proposed Lots:	Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street: _____ Between: _____ and: _____

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature: *[Signature]* Date: *3-8-22*

Printed Name: *Michael Ponce* Applicant or Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing Date:	Fee Total:	
Staff Signature:	Date:	Project #

Form L: Historic Preservation and Landmarks Commission (LC)

Please refer to the LC hearing schedule for public hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

Type of Request		Historic Zone or Designation	
<input type="checkbox"/> Alteration	<input type="checkbox"/> Sign (see note below)	<input type="checkbox"/> East Downtown – HPO-1	<input type="checkbox"/> Downtown Area
<input type="checkbox"/> Demolition	<input type="checkbox"/> City Landmark Designation	<input type="checkbox"/> Eighth & Forrester – HPO-2	<input type="checkbox"/> Downtown Neighborhood Area – CPO-3
<input type="checkbox"/> New Construction	<input type="checkbox"/> City Overlay Designation	<input type="checkbox"/> Fourth Ward – HPO-3	
Number and Classification of Structures on Property		<input type="checkbox"/> Huning Highland – HPO-4	<input type="checkbox"/> East Downtown – CPO-4
Contributing Structures:		<input type="checkbox"/> Old Town – HPO-5	<input type="checkbox"/> Nob Hill/Highland – CPO-8
Noncontributing Structures:		<input type="checkbox"/> Silver Hill – HPO-6	<input type="checkbox"/> City Landmark
Unclassified Structures:		Residential Property?	<input type="checkbox"/> Yes <input type="checkbox"/> No

***PLEASE NOTE:** Approval of signs in the overlay zones may also require a sign permit from Zoning in addition to LC approval.

HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR Administrative Decision

- ___ All materials indicated on the project drawing checklist and required by the Historic Preservation Planner
- ___ Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-5(D)(3)
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Required notices with content per IDO Section 14-16-6-4(K)(6)
- ___ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- ___ Sign Posting Agreement

INFORMATION REQUIRED FOR ALL LANDMARKS COMMISSION PUBLIC HEARING APPLICATIONS

- ___ Interpreter Needed for Hearing? ___ if yes, indicate language: _____
- ___ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Required notices with content per IDO Section 14-16-6-4(K)(6)
- ___ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
- ___ Proof of emailed notice to affected Neighborhood Association representatives
- ___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- ___ Sign Posting Agreement

DEMOLITION OUTSIDE OF HPO Requires Public Hearing

- ___ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(B)(3)

HISTORIC CERTIFICATE OF APPROPRIATENESS – MAJOR Requires Public Hearing

- ___ All materials indicated on the project drawing checklist (8 packets for residential projects or 9 for non-residential or mixed-use)
- ___ Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-(D)(3)

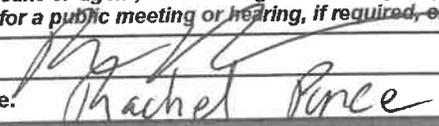
HISTORIC DESIGN STANDARDS AND GUIDELINES Requires Public Hearing

- ___ Proposed Design Standards and Guidelines
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(E)(3)

ADOPTION OR AMENDMENT OF HISTORIC DESIGNATION Requires Public Hearing

- ___ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(C)(3)

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: 	Date: 5-8-22
Printed Name: Rachel Ponce	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

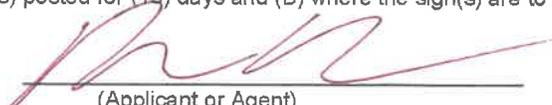
4. TIME

Signs must be posted from MARCH 30, 2022 To APRIL 13, 2022

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.


(Applicant or Agent) 3-14-22
(Date)

I issued 1 signs for this application, 3.14.22 
(Date) (Staff Member)

PROJECT NUMBER: SI-2022-00495/PR-2022-00672

Naji, Leslie

From: webmaster=cabq.gov@mailgun.org on behalf of webmaster@cabq.gov
Sent: Monday, March 14, 2022 1:13 PM
To: Naji, Leslie
Cc: Office of Neighborhood Coordination
Subject: Public Notice Inquiry Sheet Submission
Attachments: Tea Co. Zone Map.pdf

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Landmarks Commission

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Rachel

Telephone Number

457-7489

Email Address

lnaji@cabq.gov

Company Name

Old Barrel Tea Comp0any

Company Address

2041 S. Plaza NW

City

ALbuquerque

State

NM

ZIP

87104

Legal description of the subject site for this project:

MAP 38 TR 181 TION R3E SEC 18

Physical address of subject site:

2041 S. Plaza NW

Subject site cross streets:

S. Plaza and Romero

Other subject site identifiers:

This site is located on the following zone atlas page:

J-13

Captcha

x

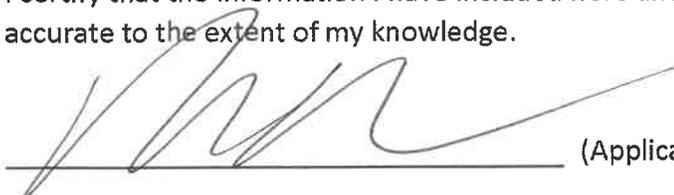


**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: <i>Certificate of Appropriateness Major</i>	
Decision-making Body: <i>Landmarks Commission</i>	
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Note: if yes, see second page</i>
PART II – DETAILS OF REQUEST	
Address of property listed in application:	<i>2041 South Plaza 87104</i>
Name of property owner:	<i>Salvador Pedrono</i>
Name of applicant:	<i>Old Barrel Twn Co</i>
Date, time, and place of public meeting or hearing, if applicable:	
Address, phone number, or website for additional information:	
www.cabq.gov/planning/boards-commissions/landmarks-commission	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

 (Applicant signature) 3-8-22 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: 1-25-22

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: _____

Name of NA Representative*: _____

Email Address* or Mailing Address* of NA Representative¹: ABA@oldburiedtee.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 2041 South Plaza NM
Location Description in front of store and near Remora / South
2. Property Owner* Salvator Perdomo
3. Agent/Applicant* [if applicable] _____
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

2 chalk signs one in front of store
the new Remora / South street

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

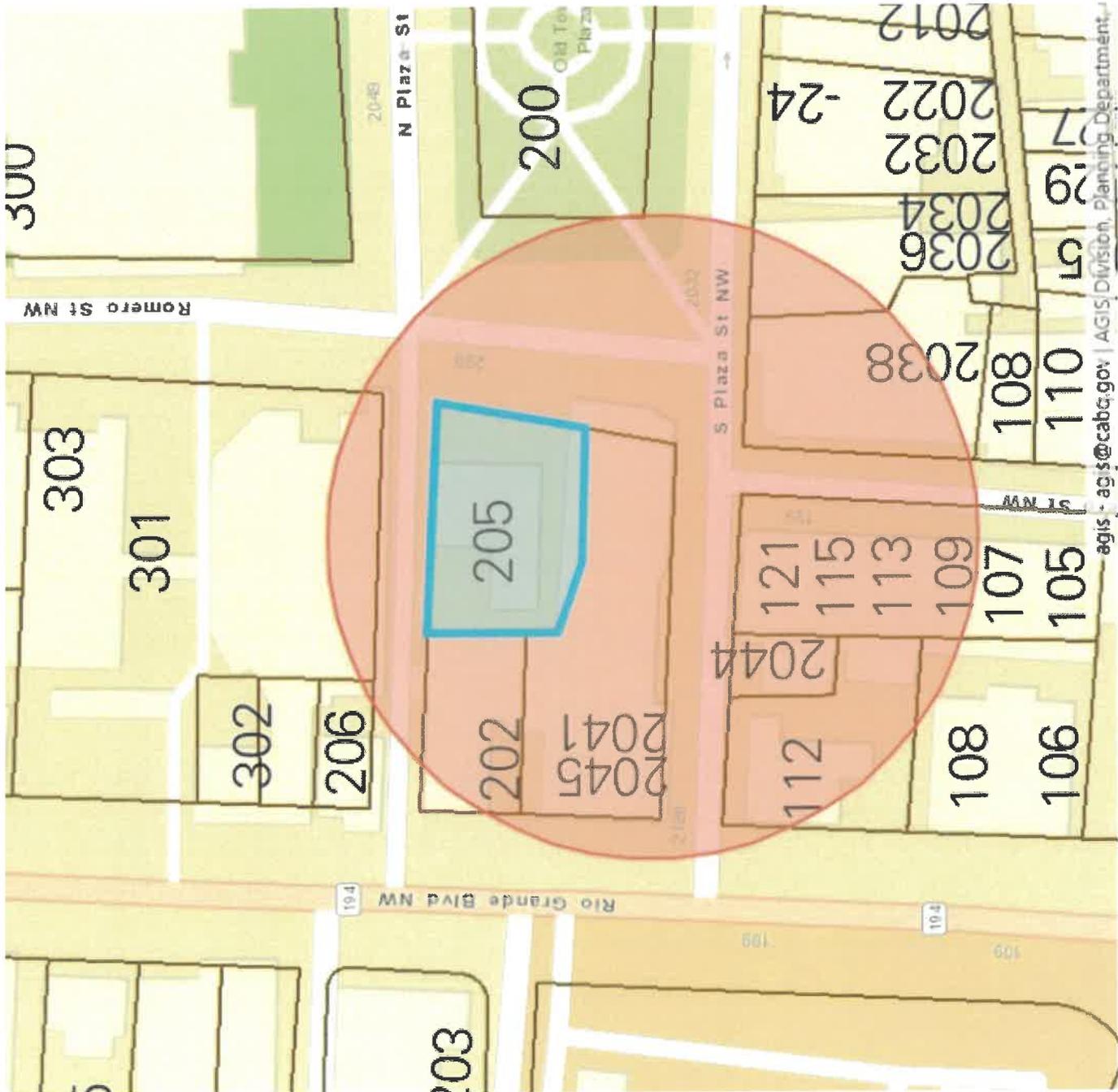
² Attach additional information, as needed to explain the project/request.



 **SAMPLE**
OF THE DAY

TROPICAL
LAVENDERSAGE
LEMONADE

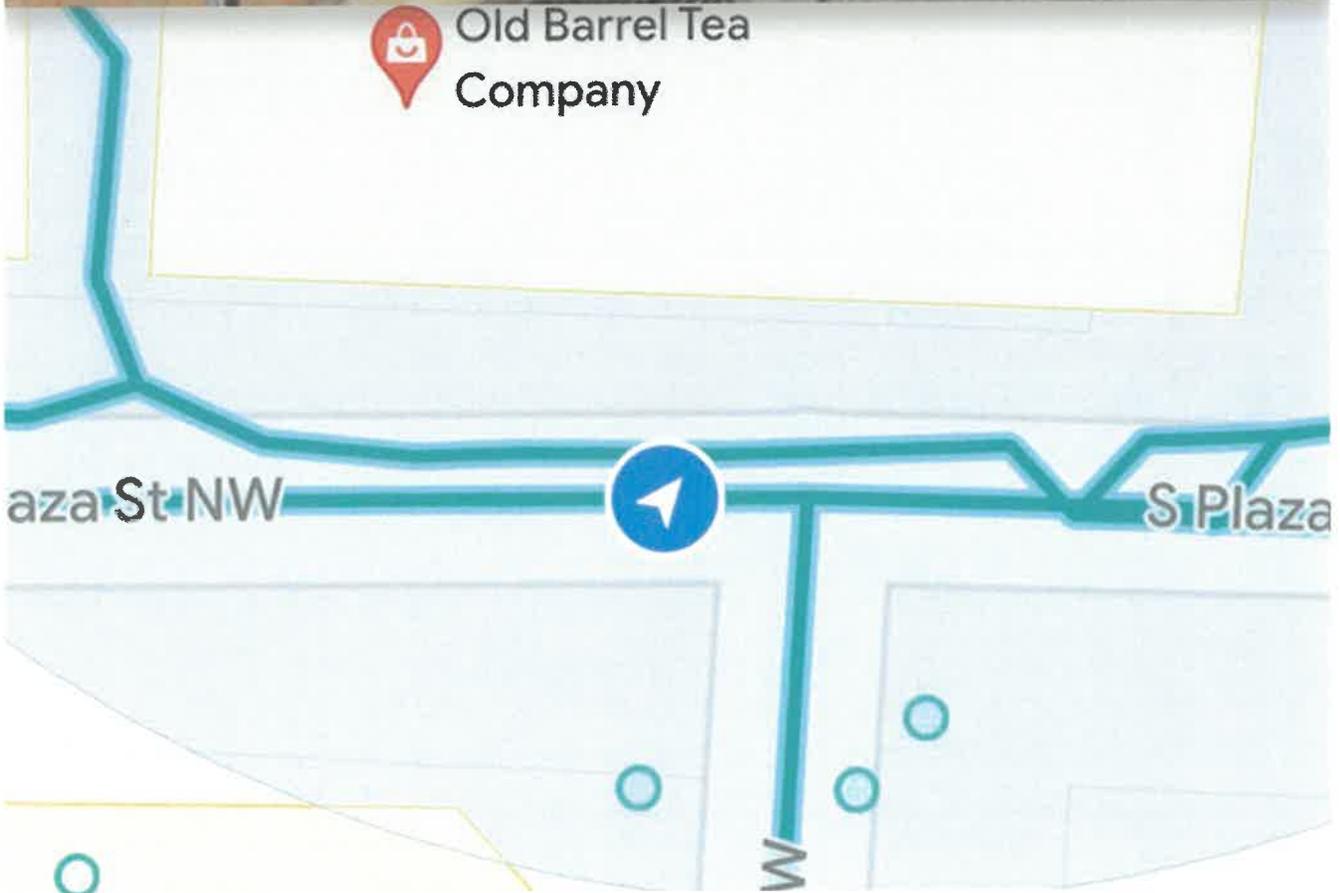


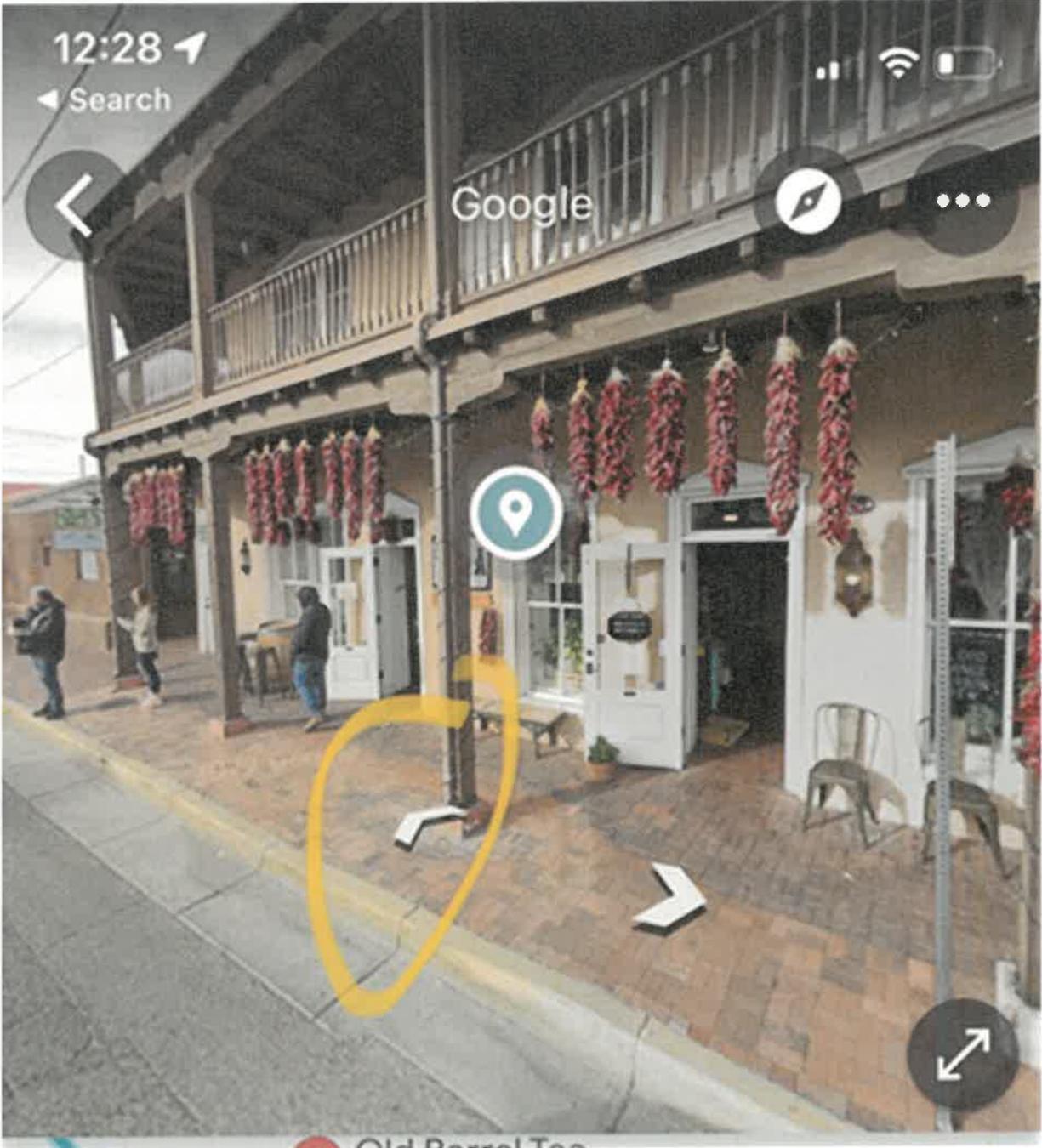


Owner	Owner Address	Owner Address 2	SITUS Address
CHAVES RICHARD & KARA & MYKEL LYNN & KATHLEI	1501 AIRCRAFT AVE SE	ALBUQUERQUE NM 87106-4289	205 ROMERO ST NW
TAFOYA BARBARA F	106 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87104	112 S RIO GRANDE BLVD NW
MCCARTNEY CHRISTY GENE	202 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87104	202 RIO GRANDE BLVD NW
BENNETT PROPERTIES LLC C/O ELIZABETH FISHER	4333 PAN AMERICAN FWY NE	ALBUQUERQUE NM 87107-6833	2036 S PLAZA ST NW
SYLVAIN STEINLAUF & JANET & FARR THOMAS G & J	10104 MASTERS DR NE	ALBUQUERQUE NM 87111-5893	2042 S PLAZA ST NW
OLD TOWN LLC	1883 FORT UNION DR	SANTA FE NM 87505-7531	2041 S PLAZA ST NW
TAFOYA BARBARA	106 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87104	106 RIO GRANDE BLVD NW
BENNETT PROPERTIES LLC C/O ELIZABETH FISHER	4333 PAN AMERICAN FWY NE	ALBUQUERQUE NM 87104-6833	2032 S PLAZA ST NW
OLD TOWN ABQ LLC	7516 N CAMINO SIN VACAS	TUCSON AZ 85718-1251	301 ROMERO ST NW
VARELA FRANK LAWRENCE & DAVILA PAULINE V & V	10510 STEWARD ST NW	ALBUQUERQUE NM 87114-5058	206 RIO GRANDE BLVD NW
TAFOYA BARBARA F	106 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87104	2044 S PLAZA ST NW



 Old Barrel Tea Company





12:28 ↗

← Search

Google

Old Barrel Tee



me 1:38 PM
to g.clarke45 ✓



Hello, my name is Rachel I'm the store manager at old barrel tea company. I am applying for an approval from the Planning Department. Here are the forms. If I need to send anything else please let me know. I hope you have a great day.

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Policy Decisions Mailed to a Property Owner**

Date of Notice*: March 8, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet*: Salvator Perdomo

Mailing Address*: 7041 South Plaza NW 87104

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address: 7041 South Plaza NW 87104
- Location Description: in front of store, side street Remora/South
2. Property Owner: Salvator Perdomo
3. Agent/Applicant [if applicable]: Old Barrel Tea Company
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]

Zoning Map Amendment

Other: use of "A" and "B" signage front/side of st

Summary of project/request*:

use of "A" and "B" signage front of side
side streets Remora/South

5. This application will be decided at a public hearing by*:

Environmental Planning Commission (EPC)

City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC)

Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

Date/Time*: April

TO ORDER THE COMPANY
2015 TULSA HWY SUITE 8
ALBUQUERQUE, NM 87104

Peterson Properties Co
Westgreen Co FE Property
Tax Dept Po Box 1159
Deerfield IL 60015

TO ORDER THE COMPANY
2015 TULSA HWY SUITE 8
ALBUQUERQUE, NM 87104

Bennett Properties LLC
4333, Pan American
Fwy, NE Suite A
Albuquerque NM 87107

TO ORDER THE COMPANY
2015 TULSA HWY SUITE 8
ALBUQUERQUE, NM 87104

Chaves Lechard
1501 Arterial Ave SE
Albuquerque NM 87106

TO ORDER THE COMPANY
2015 TULSA HWY SUITE 8
ALBUQUERQUE, NM 87104

Old Town LLC
1883 Fort Union Dr
Santa Fe NM 87505

TO ORDER THE COMPANY
2015 TULSA HWY SUITE 8
ALBUQUERQUE, NM 87104

Sakuber Pordato
201 S Plaza NW
Albuquerque NM 87104

TO ORDER THE COMPANY
2015 TULSA HWY SUITE 8
ALBUQUERQUE, NM 87104

Vanida Frank Lawrence
10516 Steiner St NW
Albuquerque NM 87114

TO ORDER THE COMPANY
2015 TULSA HWY SUITE 8
ALBUQUERQUE, NM 87104

Mccordmy Christy Galt
202 Po Grande Blvd NW
Albuquerque NM 87104

TO ORDER THE COMPANY
2015 TULSA HWY SUITE 8
ALBUQUERQUE, NM 87104

Old town ABA LLC
7516 N Camino Sin
Vilas Tucson AZ
85716

TO ORDER THE COMPANY
2015 TULSA HWY SUITE 8
ALBUQUERQUE, NM 87104

Tafoya Barbara F
lot Rio Grande Blvd NW
Albuquerque NM 87104

TO ORDER THE COMPANY
2015 TULSA HWY SUITE 8
ALBUQUERQUE, NM 87104

Sylvain Stenlauf
604 Masters Pl NE
Albuquerque NM 87111

Naji, Leslie

From: Albuquerque Manager <abq@oldbarreltea.com>
Sent: Monday, March 14, 2022 2:55 PM
To: Naji, Leslie
Subject: Fwd: 2041 south plaza nw Public Notice Inquiry

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

----- Forwarded message -----

From: **Carmona, Dalaina L.** <dcarmona@cabq.gov>
Date: Tue, Mar 8, 2022 at 2:12 PM
Subject: 2041 south plaza nw Public Notice Inquiry
To: Abq@oldbarreltea.com <Abq@oldbarreltea.com>

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1
Historic Old Town Property Owners Association	Jennie	Crews	jennie.crews@gmail.com	6501 Caballero Park NW
Historic Old Town Property Owners Association	Kathy	Hiatt	historicoldtown@gmail.com	110 San Felipe Street
West Old Town NA	Glen	Effertz	gteffertz@gmail.com	2918 Mountain Road
West Old Town NA	Gil	Clarke	g.clarke45@comcast.net	2630 Aloysia Lane NW

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit: <https://www.cabq.gov/planning/urban-design-development/public-notice>. The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf. The Administrative Decision form you need for notifying neighborhood

associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>

Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>



Dalaina L. Carmona

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9th Floor

Albuquerque, NM 87102

505-768-3334

dicarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> **On Behalf Of** webmaster@cabq.gov
Sent: Tuesday, March 8, 2022 1:40 PM
To: Office of Neighborhood Coordination <Abq@oldbarreltea.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Other (please specify in field below)

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Signs for our business

Contact Name

Rachel ponce

Telephone Number

5054577989

Email Address

Abq@oldbarreltea.com

Company Name

Old Barrel tea company

Company Address

2041 south plaza

City

Albuquerque

State

NM

ZIP

87104

Legal description of the subject site for this project:

Our company has 2 signs we use to bring in customers due to us being located on the side of Old town it helps customers discover old barrel tea company.

Physical address of subject site:

2041 south plaza nw

Subject site cross streets:

Romero

Other subject site identifiers:

Near Mati jewelry

This site is located on the following zone atlas page:

--

Rachel Ponce

Store Manager at Old Barrel Tea Co
2041 South Plaza NW, Albuquerque, NM 87104
Mobile: 505-457-7989 Store: 505-842-5722
abq@oldbarreltea.com