ENVIRONMENTAL PLANNING COMMISSION
AGENDA

Thursday, August 19, 2021
8:40 a.m.

Due to COVID-19 this meeting is a Public Zoom Video Conference

Members of the public may attend via the web at this address: https://cabq.zoom.us/j/2269592859 or by calling the following number: 1 301 715 8592 and entering Meeting ID: 226 959 2859

MEMBERS
Tim MacEachen, Chair
David Shaffer, Vice Chair

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. 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. Cross-examination of speakers is possible per EPC Rules of Conduct.

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. Roll Call of Planning Commissioners
C. Suspension of the Rules- Article I, Section IV of the EPC Rules of Practice & Procedure
D. Zoom Overview
E. Announcement of Changes and/or Additions to the Agenda
F. Approval of Amended Agenda
G. Swearing in of City Staff

1. Project #2021-005679
   SI-2021-00967, VA-2021-00253
   Site Plan and Variance-EPC
   Consensus Planning Inc., agent for El Encanto Inc. (Bueno Foods), requests the above action for all or a portion of Tracts A1A1 and B1A, South Barelas Industrial Park and Tract CA-1-A, Municipal Addition No. 6, zoned NR-GM, located at 1901/2001 4th St. SW, between 2nd St. SW and the Albuquerque Riverside Drain, approximately 26.3 acres (L-14-Z).
   Staff Planner: Silvia Bolivar

2. Project #2021-005687
   SI-2021-00985 - Amendment to Site Plan
   Consensus Planning Inc., agent for Alamo Center LLC, requests the above action for all or a portion of Tracts B, C, D Alameda West Addition; Tract E-1-A and Tract E-1-B plat of tract E-1-A & E-1-B A Alameda West; Tract E-2, Tracts E-1 and E-2 Alameda West; a tract of land within the Town of Alameda Grant and a portion of Tract 5 Questa del Rio Subdivision MRGCD Map #25, zoned MX-M and NR-C, located at 10,127 Coors Blvd. NW, between 7 Bar Loop Rd. NW and Old Airport Rd. NW, approximately 17.5 acres (B-14-Z).
   Staff Planner: Leroy Duarte

3. PR-2021-005688
   RZ-2021-00026 – Zoning Map Amendment (Zone Change)
   Consensus Planning, agent for JAJ Enterprises LLC and R&A MHP LLC, requests a zone map amendment from NR-C to R-MC for an approximately 6.2 acre portion of the following: Tract 6 & East ½, West ½, Tract 7, Row 1, Unit A, West of Westland Atrisco Grant, located at 10,205 Central Ave. NW between 102nd St. NW and Kings Ln. NW, approximately 10 acres (K-08-Z & L-08-Z).
   Staff Planner: Silvia Bolivar

4. Project #2021-005685
   RZ-2021-00025 – Zoning Map Amendment (Zone Change)
   Consensus Planning, agent for Homewise Inc., requests a zone map amendment from R-1A to R-ML for all or a portion of Lot 5, Block 26, Huning Highland Addition, located at 119 High St. SE, between Gold Ave. SE and Central Ave. SE, approximately 0.17 acre (K-14-Z).
   Staff Planner: Silvia Bolivar
5. **Project #2021-005684**

SI-2021- 00975- Amendments to the Level B Community Master Plan/Framework Plan for Mesa del Sol


Staff Planner: Catalina Lehner, AICP

6. **PR-2021-005538**

RZ-2021-00017– Zoning Map Amendment (Zone Change)

**(Deferred from the July 15, EPC hearing)**

SMPC Architects, agent for 540 Chama LLC, requests a zone map amendment from MX-T to NR-C for all or a portion of Lots 13, 14, 15 & 16, Block 9, Del Norte Subdivision, located at 540 Chama NE, between Roma Ave. NE, and Marquette Ave. NE, approximately 1.0 acre (K-19-Z)

Staff Planner: Sergio Lozoya
7. **Project #2021-005442**

SI-2021-00569- Site Improvement
Major Amendment to Site Plan
*(Continued from the June, 17 EPC hearing)*


Staff Planner: Silvia Bolivar

8. **OTHER MATTERS:**

   Approval of July 15, 2021 Action Summary Minutes

9. **ADJOURNMENT**