



**ENVIRONMENTAL PLANNING COMMISSION  
AMENDED ACTION SUMMARY**

**Thursday, January 11, 2018  
8:30 a.m.**

**Plaza Del Sol Hearing Room, Lower Level  
600 2<sup>nd</sup> Street NW**

**COMMISSIONER MEMBERS PRESENT:** Karen Hudson, Chair  
Derek Bohannon, Vice Chair  
Bill McCoy  
Dan Serrano  
Maia Mullen  
Peter Nicholls  
David Shaffer

**COMMISSIONER MEMBERS ABSENT:**  
Moises Gonzalez

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**Call to Order: 8:32 A.M.**

**A. Election of Officers**

**A motion was made by Commissioner Nicholls and Seconded by Commissioner Serrano that Commissioner Bohannon be approved as Chair. The motion carried by the following vote:**

**For: 6 - Hudson, McCoy, Mullen, Serrano Nicholls and Shaffer**

**A motion was made by Commissioner Nicholls and Seconded by Commissioner Mullen that Commissioner McCoy be approved as Vice Chair. The motion carried by the following vote:**

**For: 6 - Hudson, Bohannon, Mullen, Serrano Nicholls and Shaffer**

**B. Pledge of Allegiance**

**C. Announcement of Changes and/or Additions to the Agenda**

**WITHDRAWN**

**3. Project# 1005280**

17EPC-40064 Site Development Plan for

Martin Grummer Architect, agent for JMD McMahon,

Building Permit)

request the above action for all or a portion of Lots 6-A1, 9-A, 9-B, 9-C, 9-D, Plat of McMahon Marketplace, zoned SU-1 for C-1 uses and SU-1 for C-1 uses including grocery store with package liquor sales incidental to that use, restaurant with full-service liquor for on-premise consumption, located on McMahon Blvd. NW between Unser Blvd. NW and Fineland Dr. NW, containing approximately 7 acres. (A-11) Staff Planner: Cheryl Somerfeldt (**DEFERRED FROM DECEMBER 14, 2017 Hearing**)

**A motion was made by Commissioner Serrano and Seconded by Commissioner Hudson that matter 17EPC-40064 be withdrawn based on findings. The motion carried by the following vote:**

**For: 7 - Hudson, Bohannon, McCoy, Serrano, Mullen, Nicholls and Shaffer**

C. Approval of Amended Agenda

**D. Swearing in of Staff**

**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

**SEE ATTACHED TRANSCRIPT  
AC-18-4**

Consensus Planning, agent 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) (**REMAND FROM CITY COUNCIL**)

Staff Planner: Michael Vos

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

**For: 7 - Hudson, Bohannon, McCoy, Serrano, Mullen, Nicholls and Shaffer**

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

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

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

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

**2. Project# 1011454**  
17EPC-40068 APPEAL for Determination of the Impact Fee Administrator

**COMMISSIONER SERRANO LEAVES PRIOR TO THE MOTION**

Bob Keeran or Doug Foster, agent for Keeran 1, LLC, requests the above action for an Appeal of Impact Fees.  
Staff: Tony Loyd

**A motion was made by Commissioner McCoy and Seconded by Commissioner Mullen that matter 17EPC-40068 be Deferred to the March 8, 2018 Hearing based on findings. The motion carried by the following vote:**

**For: 6 - Hudson, Bohannan, McCoy, Mullen, Nicholls and Shaffer**

**4. Project# 1011436**  
17EPC-40060 Zone Map Amendment (Zone Change)

Stephen Caruso, agent for Martin L. Williams, requests the above action for Lot 48, Block 78, Snow Heights Addition and the southerly 22 feet vacated of Candelaria Rd. NE, zoned O-1, to C-1, located on Candelaria Rd. NE, between Juan Tabo Blvd. NE and Morris St. NE, containing approximately 0.27 acre.  
(H-21) Staff Planner: Catalina Lehner **(DEFERRED FROM DECEMBER 14, 2017 Hearing)**

**A motion was made by Commissioner Mullen and Seconded by Commissioner Nicholls that matter 17EPC-40060 be Denied based on findings. The motion carried by the following vote:**

**For: 6 - Hudson, Bohannan, McCoy, Mullen, Nicholls and Shaffer**

**5. OTHER MATTERS:**

- A. Approval of September 14, 2017 Second Amended Action Summary Minutes (Deferred from 12/14/17)  
**A motion was made by Commissioner Hudson and Seconded by Commissioner McCoy that matter be Approved. The motion carried by the following vote:**

**For: 5 - Hudson, McCoy, Mullen, Bohannon and Nicholls**

**No vote: 1 – Shaffer**

- B. Approval of November 9, 2017 Action Summary Minutes

**DEFERRED to the February 8, 2017 Hearing for lack of quorum**

- C. Approval of December 14, 2017 Action Summary Minutes

**DEFERRED to the February 8, 2017 Hearing for lack of quorum**

**6. ADJOURNED: 3:40 P.M.**

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