



**ENVIRONMENTAL PLANNING COMMISSION  
AGENDA**

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

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

**MEMBERS**

**Karen Hudson, Chair  
Derek Bohannon, Vice-Chair**

**Maia Mullen  
Bill McCoy  
James Peck  
Dan Serrano**

**Moises Gonzalez  
Peter Nicholls  
Victor Beserra**

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**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 with no known opposition that are supported by the Planning Department are scheduled at the beginning of the agenda. 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. However, interested parties can monitor the progress of the hearing by calling the Planning Department at **924-3860**. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being 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.

**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. Announcement of Changes and/or Additions to the Agenda
- C. Approval of Amended Agenda
- D. Swearing in of City Staff

**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

**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

**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

**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

**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

**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

**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

**8. OTHER MATTERS:**

- A. Approval of August 11, 2016 Amended Action Summary Minutes
- B. Approval of August 25, 2016 Comp Plan Action Summary Minutes
- C. Approval of September 1, 2016 Comp Plan Action Summary Minutes
- D. Approval of September 8, 2016 Action Summary Minutes

**9. ADJOURNED:**