



# ENVIRONMENTAL PLANNING COMMISSION

## AGENDA

Thursday, October 11, 2012

8:30 a.m.

Plaza Del Sol Hearing Room, Lower Level  
600 2nd Street NW

### MEMBERS

Hugh Floyd, Chair

Doug Peterson, Vice Chair

Michael Dickson

Ron Garcia

Maia Mullen

Moises Gonzalez

Peter Nicholls

James Peck

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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; these cases are noted with an asterisk (\*). 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.12 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.**

**1. Call to Order:**

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

**2. Project# 1009157**

12EPC-40006 Amend Sector Development Plan Map (West Route SDP boundary)  
12EPC-40007 Sector Dev Plan (West Route 66)  
12EPC-40008 Amndt to Area Plan (West Side Strategic Plan/Activity Centers)  
12EPC-40009 Amend Sector Development Plan Map (Tower Unser SDP)  
12EPC-40010 Amend Sector Development Plan Map (Old Town SDP)  
12EPC-40011 Amend Sector Development Plan Map (Huning Castle Raynolds Addition SDP)

City Of Albuquerque Planning Dept. agent for City of Albuquerque Planning Dept. requests the above actions for the West Route 66 Sector Development Plan area generally bounded by properties fronting Volcano Rd and Central Ave to the north, by Sunset Gardens Rd, Bridge Rd and properties fronting Central Ave to the south, by 106th St to the west and by Rio Grande Blvd to the east. The plan area is approximately 1016 acres. (J-12 & 13, K-08, 09, 10, 11, 12 & 13, L-08 & 09).

Carol Toffaleti, Staff Planner

**(DEFERRED TO NOVEMBER , 2012)**

**3. Project# 1009403 \***

12EPC-40054 Amendment to Zone Map (Zone Change)

Bill O'Brian, Future Enterprises agent for Bill O'Brian - Future Enterprises and June Polinko requests the above action for Lots 24 and 25, Block A, Sombra del Monte Subdivision, zoned O-1 to C-1, located on Wyoming Blvd. NE between Menaul Blvd. NE AND Candelaria Rd. NE, containing approximately 0.4 acres.

Carrie Barkhurst, Staff Planner. (H-19)

**(APPROVED)**

**4. Project# 1004677**

12EPC-40057 Site Development Plan for Building Permit  
12EPC-40058 Site Development Plan for Subdivision Amendment  
12EPC-40060 Sector Development Plan Map Amendment (Zone Change)

J.S. Rogers Architects, agent for Dan Garcia/Garcia's Kitchen, requests the above actions for all or a portion of Lot 2, Garcia Properties Development, zoned SU-2/SU-1 Mixed Use Development to SU-2/SU-1/CLD and Food Production & Associated Warehousing, located on the south side of Central Avenue, between Laguna and San Pasquale containing approximately 1.34 acres.

Chris Hyer, Staff Planner. (J-13)

**(APPROVED)**

**5. Project# 1001620**

12EPC-40055 Text Amendment to Zoning Code

Planning Department, agent for City of Albuquerque requests the above action, City Wide, to amend §14-16-3-19 (General Height and Design Regulations for Walls, Fences and Retaining Walls) to clarify that razor ribbon, barbed wire or similar materials are prohibited in and abutting residential zones; amend §14-16-2 parts 6, 8, and 9 to prohibit the use of razor ribbon, barbed wire or similar materials in the R-1, R-LT and R-T zones, and amend §14-16-3-4 (Nonconformance Regulations) to provide for a six-month amortization period from the adoption of this amendment.

Randall Falkner, Staff Planner

**(RECOMMENDATION OF APPROVAL TO CITY COUNCIL)**

**6. Project# 1009415**

12EPC-40062 Amendment to East Gateway Sector Dev. Plan

City of Albuquerque requests the above action for an area from I-40 to the north, Wyoming Blvd. to west and the municipal boundaries to the east and south, approximately 4,750 acres.

Maggie Gould, Staff Planner

**(DEFERRED TO NOVEMBER 1, 2012)**

**7. Project# 1001620**

12EPC-40056 Text Amendment to Zoning Code

Planning Department agent for City of Albuquerque requests the above action, City Wide, to amend §14-16-1-5 to add a definition for short-term vacation rentals, §14-16-2-6(A) to limit such short-term vacation rentals in the R-1 zone to twice a year, and §14-16-3-4 to provide for a three-year amortization period for such non-conforming uses.

Maryellen Hennessy and Petra Morris, Staff Planners.

**(RECOMMENDATION OF DENIAL TO CITY COUNCIL)**

**8. Project# 1001620**

12EPC-40063 Text Amendment to Zoning Code

Planning Department, agent for City of Albuquerque requests the above action, City Wide, to amend §14-16-1-5 to add definitions for nonconforming structure and nonconforming use; amend §14-16-3-4 to remove the requirement to remove nonconforming buildings that existed prior to 1959 under the procedures that apply to Status Established Buildings and divides current nonconformance regulations into separate categories that address uses, structures, lot size, signs and landscaping.

Carrie Barkhurst, Staff Planner

**(RECOMMENDATION OF APPROVAL TO CITY COUNCIL)**

**9. OTHER MATTERS**

**A.** Approval of September 13, 2012 Minutes – Approved

**B.** Announcement on Project 1003859, regarding distribution of the Staff Report for the October 18, 2012 Hearing.

**10. ADJOURNED AT 11:35 A.M.**