



## ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, October 9, 2014  
8:30 a.m.

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

### MEMBERS

Peter Nicholls, Chair  
James Peck, Vice-Chair

Maia Mullen  
Bill McCoy  
Karen Hudson  
Victor Beserra

Moises Gonzalez  
Patrick Griebel  
Derek Bohannan

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

**2. Project# 1010096**

14EPC-40037 AMNDT TO ZONE MAP  
(ESTB ZONING/ZONE CHG)

Tierra West LLC, agent for Southwest Regional Council of Carpenters, request the above actions for all or a portion of lot(s) A-4A Corrected Plat OF Tracts A-1A, A-2A, A-3A and A-4A, Lueking Park Complex, zoned SU-1 located on Vassar between I-25 AND Pathway Av., containing approximately 2.3928 acre(s).

(G-16) Staff Planner: Lorena Patten-Quintana  
**(DEFERRED FROM THE SEPTEMBER 11, 2014 HEARING)**

**3. Project# 1010181**

14EPC-40050 Site Development Plan for  
Building Permit

Laurie Moye, agent for PNM, request the above action for Block D Plat for American Square, zoned C-2, located at 2300 Richmond Drive NE, between Richmond Drive NE and Bryn Mawr Drive NE, north of Menaul Boulevard NE, containing approximately 5.4 acres. (H-16)

Staff Planner: Catalina Lehner **(DEFERRED FROM THE SEPTEMBER 11, 2014 HEARING)**

**4. Project# 1000501**

14EPC-40062 Site Development Plan for  
Building Permit

Thanh Nguyen, requests the above action for all or a portion of Lot 16A, Block 8, Casas Sernas Addition, zoned SU-1 for Church and related facilities, located on Pennsylvania SE between Bell Street and Trumbull Street, containing approximately .92 acre(s). (L-19)

Staff Planner: Vicente M. Quevedo

**5. Project# 1010208**

14EPC-40059 Annexation  
14EPC-40060 Amendment to Zone Map  
Amendment (Zone Change)

DSA Architects, agent for Catholic Charities Foundation, request the above actions for all or a portion of Lots 148A1B, 147B1, 147B2A, 148A1A-1A1A1, 2012 AND 2043 Bridge Blvd SW, zoned C-N and R-1, located on Bridge Blvd. between Anthony Lane and Pear Road, containing approximately 1.37 acre(s). (L-12)

Staff Planner: Maggie Gould

**6. Project# 1007099**

14EPC-40061 Site Development Plan for  
Building Permit

Dorman & Breen Architects, agent for Main Bank, request the above action for all or a portion of Lot A, Blocks 16 &17, Zuni Addition, zoned SU-1 for C-2 Permissive Uses, located at 7300 Menaul Blvd NE, containing approximately 1.764 acres.

(H-19)

Staff Planner: Catalina Lehner

**7. Project# 1000029**

14EPC-40063 Text Amendment to Sector Development Plan

Planning Department, agent for Council Services, request the above action for the Sawmill/Wells Park Sector Development Plan to regulate the road network and transportation design, located between Interstate 40, Mountain Road, Rio Grande Boulevard, and approximately 4<sup>th</sup> Street. (H13, H14, J13, J14)

Staff Planner: Vicente M. Quevedo

**8. Project# 1009415**

14EPC-40052 Text Amendment to Sector Development

Planning Department, agent for the City of Albuquerque, requests the above action to the East Gateway Sector Development Plan to clarify signage lighting, located between Wyoming Blvd and Tramway Blvd. containing approximately 4,267 acres. (K-20, K-21, K-22, L-21, L-22, L-23, M-22, M-23 & M-24)

Staff Planner: Maggie Gould

**9. Project# 1010210**

14EPC-40064 Text Amendment to Zoning Code or Subdivision Regulations

Planning Department, agent for Council Services, request the above action to make secondary dwelling units a conditional use in the R-1 and RO-1 zones, make them permissive use in the R-G and R-2 zones, and establish design, size, parking and occupancy regulations City wide.

Staff Planner: Catalina Lehner

**NOTE: THE BIKEWAYS & TRAILS FACILITY PLAN WILL NOT BE HEARD BEFORE 1:30 P.M.**

**10. Project# 1008887**

14EPC-40054 Amendment to Rank II Bikeways & Trails Facility Plan

Planning Department, agent for the City of Albuquerque, requests the above action for the Rank II **Bikeways & Trails Facility Plan**, which applies City-wide. Staff Planner: Carrie Barkhurst **(DEFERRED FROM THE SEPTEMBER 4, 2014 HEARING)**

**11. OTHER MATTERS:**

- A. Approval of September 4, 2014 Minutes
- B. Approval of September 11, 2014 Minutes.

**12. ADJOURNED:**