



## ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, September 11, 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# 1010144**

14EPC-40044 Zone Map Amendment (Zone Change)

14EPC-40041 Site Development Plan for Subdivision

14EPC-40042 Site Development Plan for Building Permit

Consensus Planning, agent for Titan Senior Living –Santa Monica, request the above actions for a portion of Tracts 3 & 4, of the Bulk Land Plat of Tracts 1 -4, Santa Monica Place (being a Replat of Blocks 18 and 19, Tract A, Unit A, North Albuquerque Acres), zoned R-LT and R-T, located on Santa Monica Dr. NE, between Louisiana Blvd. and San Pedro Dr., containing approximately 17.8 acres. (D-18)  
Staff Planner: Maggie Gould  
(Re-hearing due to notification issues)

**3. Project# 1000870**

14EPC-40051 Amendment to Zone Map (Zone Change)

Consensus Planning, agent for Lee Properties, Inc., request the above actions for all or parts of Tracts 1 & 2, Row 2, West of Westland, Atrisco Grant Unit A, zoned SU-1 permissive C-2 uses excluding package liquor sales, to C-2, located on 98<sup>th</sup> Street between Avalon & Volcano Rd. NW, containing approximately 4 acres. (K-9)  
Staff Planner: Vicente M. Quevedo

**4. Project# 1010180**

14EPC-40049 Site Development for Building Permit

Laurie Moye, agent for PNM, request the above action for Tract 26 Ladera Business Park Unit 1, zoned SU-1 for Light Industrial, located at 2300 Vista Oriente Street NW, east of Unser Boulevard NW and north of Ladera Drive NW, containing approximately 3.2 acres. (H-10)  
Staff Planner: Catalina Lehner

**5. 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

**6. Project# 1010182**

14EPC-40053 Amendment to Zone Map (Zone Change)

14EPC-40055 Site Development Plan for Building Permit

Garcia/Kramer & Assoc., agent for Hogares Inc., request the above actions for all or a portion of Lots 3 & 4, Block 2, Sandia Plaza, zoned C-1 to SU-1 for R-T (maximum 6 units), located on Griegos Rd. NW between 12th St. NW and Grande Ave NW, containing approximately 0.35 acre. (F-14)  
Staff Planner: Maggie Gould

**7. Project# 1010183**

14EPC-40056 Amendment to Zone Map  
(Establish Zoning/Zone change)  
14EPC-40057 Site Development – Building  
Permit

Garcia/Kramer & Assoc., agent for Hogares Inc., request the above actions for all or a portion lots northerly portion of 40 & 41, & 42 & 43, Rossiter Addn., zoned C-1 & O-1 to SU-1 for R-T (maximum 24 units), located on Griegos Rd NW Between 12th St NW and 11th St NW, containing approximately 1.47 acres. (F-14)  
Staff Planner: Maggie Gould

**8. Project# 1010143**

14EPC-40038 Zone Map Amendment (Zone  
Change)  
14EPC-40039 Site Development Plan for  
Subdivision  
14EPC-40040 Site Development Plan for  
Building Permit

DAC Enterprises, Inc., agents for Anthony Anella, Architect, request the above actions for all or a portion of Tract B, Lands of Ella G. Rossiter, zoned R-1, to “SU-1 for PRD (Planned Residential Development)”, located on Griegos Rd. NW, between 8<sup>th</sup> St. NW and 9th St. NW, containing approximately 0.8 acre. (F-14)  
Staff Planner: Catalina Lehner **(CONTINUED FROM THE AUGUST 14, 2014 HEARING)**

**9. 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 AUGUST 14, 2014 HEARING)**

**10. Project# 1000897**

14EPC-40027 Site Development Plan for  
Building Permit

Joshua Skarsgard, agent for Red Shamrock Investments LLC, requests the above actions for a portion of Tract B1-A Plat for Video Addition Tracts B1-A and B1-B, zoned SU-2/EG-C (East Gateway Corridor Zone), located on Eubank Blvd. SE, between Central Ave. and Southern Ave. SE, containing approximately 11.6 acres. (L-21) Staff Planner: Catalina Lehner  
**(CONTINUED FROM THE AUGUST 14, 2014 HEARING)**

**11. OTHER MATTERS:**

A. Approval of June 12, 2014 Revised Minutes.

**12. ADJOURNED:**