

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Project #: PA08-108

Property Description/Address:

Tract A of Westview Townhomes Addition, On Sage Road SW between 98th Street SW and West Sky Street SW - Plaza Cuauhtemoc

Date Submitted: October 24, 2008

Submitted By: Tonya Covington

Meeting Date/Time: October 22, 2008, 6:30PM

Meeting Location: Westgate Community Center

Facilitator: Tonya Covington

Co-facilitator: Marsha Bassein

Parties:

Cosme Jacquez, Applicant
Doug Crandall, Agent
Robert Romero, Agent
Westgate Heights N.A.

Background/Meeting Summary:

This was a Pre-Application Discussion Meeting. The applicant wants to meet with and hear input from the affected neighborhood association and then will decide whether or not to submit an application to the Planning Department for a Zone Map Amendment from C-1 to SU-1/C-1 w/ off premises liquor.

Outcome:

Areas of Agreement:

- None

Unresolved Issues, Interests and Concerns:

- Majority of neighbors are opposed to any new liquor establishments in the area
- Applicant would like package liquor sales at his grocery/meat market

Key Points:

Majority of neighbors are opposed to any new liquor establishments in the area.

Meeting Specifics:

- 1) No current application
 - a) Tract A of Westview Townhomes Addition, On Sage Road SW between 98th Street SW and West Sky Street SW - Plaza Cuauhtemoc
- 2) Applicant/Agent Presentation:
 - a) No application submitted yet – applicant wants neighbor input
 - b) Plaza Cuauhtemoc Meat Market and grocery store is owned by Cosme Jacquez
 - c) Applicant wants to sell beer now and maybe wine later but no plans for other alcohol sales
 - d) This is the only location being considered
 - e) Area is currently Zoned C-1 for on premise consumption of alcohol
 - f) Applicant wants packaged sales only
 - g) In order to accomplish this, a zone change is needed and there are 2 choices:
 - i) C-2 allows lots of uses
 - ii) SU-1 for C-1 allows beer/wine only and this is what the applicant wants
 - h) Beer/wine permit requires purchase of a liquor license
 - i) Later there would need to be another zone change in order to sell other liquor
 - j) Applicant got approximately 150 neighbor signatures of support
 - k) Applicant states that if he applies for zone change will know where neighbors stands
 - l) There is no timeline for decision about whether to submit an application
- 3) Neighbors Comments:
 - a) A show of hands revealed than 10 out 12 people in the room are against the proposal
 - b) In a previous meeting with applicant it was stated that neighbors want no liquor sales in area
 - c) Neighbors opposed liquor sales at the Walmart across from the market
 - d) Unfair to have liquor in this store when Walmart respected the neighbors wishes
 - e) Previous package liquor sales have caused problems
 - f) This area of town has the highest concentration of children under 20 years old
 - g) Truman Middle School has banned sippy cups because of children bringing in alcohol
 - h) Neighbors want to “keep it clean” and areas with liquor sales tend to be littered
 - i) Neighbors lost the battle for no liquor sales at 98th at Central
 - j) Some children in the area have been known to get others to buy alcohol for them
 - k) Central Avenue south to Dennis Chavez Street, Coors to 114 Street, has a population of 46,000. This area has grown 3-fold in 10 years
 - l) Trying to get rid of problem areas and trying to clean up neighborhoods
 - m) We want to promote responsibility and controls identified by local communities
 - n) We want to balance business interests yet limit the number of liquor licenses
 - o) Location is too close to Truman Middle School
 - p) The community is working on this problem
 - q) We prefer to err on the side of caution
 - r) The issue of gas stations with liquor sales is something the legislature is trying to stop
 - s) The Coors-Central intersection is #7 in drunk/drug driving crashes in the city
 - t) Not against drinking but this is about quality of life
 - u) Children have talked about friends dying in alcohol related accidents
 - v) Have experienced under age sellers of liquor in stores owned by their parents
- 4) APD Captain Candelaria stated:

- a) He has information on both sides of the issue
 - b) He embraces whatever position the community wants, and is there to listen, and provide information
- 5) Rick Sandoval of the DWI Resource Center stated:
- a) He was asked to provide information by the Westgate NA
 - b) DWI Resource Center is a clearinghouse for information in New Mexico
 - c) They work with law enforcement and their purpose is to help reduce DWI crashes, injury, and death
 - d) This neighborhood is safe, maybe due to limited liquor establishments
 - e) He presented handouts that showed non-crash arrests, higher density of arrests, showed the rises and drops in alcohol related crashes
 - f) The “safe city” law enforcement policy increases arrests and leads to a decline in drunk driving in areas
 - g) This area is still pretty rural but growth in the area may cause an increase in traffic flow problems and an increase in DWI issues
 - h) He is not here as anti-alcohol advocate, more as “These are the facts approach”
 - i) Areas with high volume of liquor establishments have astronomical crashes
 - j) Our statistics don’t break down package liquor sales versus on premises sales.
 - k) The Dana Pabst accident was a result of a package liquor sale
 - l) Their WEBSITE-www.dwiresourcecenter.org
 - m) New Mexico leads US in pedestrian deaths
 - n) There are approximately 1700 homes in the area with alcohol problems
 - o) Areas with DWI crash related intersections tend to have liquor establishments nearby

Next Steps:

The applicant has no timeline for deciding whether or not to submit an application.

Action Plan:

- None

Action Items:

- None

Application Hearing Details

- Not Applicable

Names & Affiliations of Attendees:

Gladys Gordon	Westgate NA
Rick Sandoval	DWI Resource Center
Robert Romero	Agent
Doug Crandall	Agent
Cosme Jaquez	Applicant
Matt Archuleta	Westgate NA
Gene Archuleta	Westgate NA
Conrad Candelaria	APD

Frederick Gentry
Paul Fredrickson
Libby McIntosh
Art Gonzales
Jovonne Roybal
Adrian Roybal
Melissa Lama
Linda Lopez
Norma Dizon

Westgate NA
Westgate NA
Westgate NA

Westgate NA
State Senator & Westgate NA
Westgate NA