

FINDINGS – 12PC- 40003, August 02, 2012. Recommendation of ONE MONTH DEFERRAL of the Martineztown/Santa Barbara Sector Development Plan to September 06, 2012.

1. These findings are written to support a staff recommendation of deferral and do not reflect the more complete findings required to support a recommendation to City Council at this time.
2. The EPC first heard this case at a special public hearing on March 1, 2012. Many community stakeholders provided testimony. It was evident that various stakeholders were not in agreement with the zoning and land use proposals. The Commission voted to continue this case for 60 days to a special public hearing on May 3, 2012 to allow additional time to address outstanding zoning and land use issues.
3. Since the March hearing, the community formed 3 stakeholder groups and held several meetings to negotiate and develop a memorandum of understanding to address formation of a land use committee, code enforcement issues, crime and safety, rights-of-way, neighborhood clean-up and zoning. At the May 3, 2012 hearing the stakeholder groups requested a 30-day continuance to June 7, 2012 in order to complete their negotiations. The Commission granted a 90-day continuance to August 2, 2012. Staff has not yet received an agreement from the stakeholder groups.
4. The groups represented at the above-mentioned meetings include the Santa Barbara Martineztown Neighborhood Association, the Albuquerque Interfaith Group, and the Santa Barbara Martineztown Business Association. The City was not a part of these negotiation meetings.
5. July 25, 2012 staff received a letter signed by the three Martineztown/Santa Barbara stakeholder groups requesting a six-month continuance to organize bi-monthly meetings to better understand and work on the sector plan.
6. July 31, 2012 staff received a letter from a neighborhood resident requesting a six-month continuance along with a petition signed by forty-three property owners opposed to “down-zoning.”
7. The zoning recommendations in the August 2012 red-line draft are significantly different than those in the January 2012 draft and were developed in response to the comments made at the March EPC hearing.
8. Staff believes that it would be beneficial to the stakeholders and the Commission to grant additional time for planning staff to work with the community to better explain the proposed zone changes and to hear additional feedback and comments.

RECOMMENDATION – Project #1009119/ 12EPC- 40003- August 02, 2012

DEFERRAL of Project #1009119/12EPC- 40003, the Martineztown/Santa Barbara Sector Development Plan, for one month to September 06, 2012, based on the preceding Findings.

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