



ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, April 15, 2021
8:40 a.m.

Due to COVID-19 this meeting is a Public Zoom Video Conference

Members of the public may attend via the web at this address: <https://cabq.zoom.us/j/2269592859> or by calling the following number: 1 301 715 8592 and entering Meeting ID: 226 959 2859

MEMBERS

Tim MacEachen, Chair
David Shaffer, Vice Chair

Joseph Cruz
Richard Meadows
Jonathan R. Hollinger

Gary L. Eyster P.E. (Ret.)
Robert Stetson

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 deferred from a previous hearing are normally scheduled at the end of the agenda.

There is no set time for cases to be 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.13 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. Cross-examination of speakers is possible per EPC Rules of Conduct.

NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.

Call to Order:

- A. Pledge of Allegiance
- B. Roll Call of Planning Commissioners
- C. Suspension of the Rules per C.8 of the EPC Rules of Conduct
- D. Zoom Overview
- E. Announcement of Changes and/or Additions to the Agenda
- F. Approval of Amended Agenda
- G. Swearing in of City Staff

**1. 1. Project #2021-005199/RZ-2021-00008
Zoning Map Amendment (Zone Change)**

Modulus Architects Inc., agent for Cerdo En La Bolsa LLC and M&C Enterprises, requests a Zoning Map Amendment from MX-M to NR-C for all or a portion of Lot C, Block C, American Square Addition, located at 3101 Menaul Blvd. NE, between Bryn Mawr Pl. and Richmond Dr. NE, approximately 6 acres (H-16) Staff Planner: Sergio Lozoya

**2. Project #2021-005195 /RZ-2021-00006
Zoning Map Amendment (Zone Change)**

Dekker Perich Sabatini, agents for Titan Development, c/o Josh Rogers, requests a Zoning Map Amendment from NR-BP to MX-H for Tract 6A-1, plat of Journal Center Phase 2, Unit 1, located at 7501 Jefferson St. NE, comprising the northwestern corner of the intersection of Jefferson St. NE and Masthead St. NE, approximately 5.2 acres (D-17)
Staff Planner: Catalina Lehner

**3. Project #2021-005200/RZ-2021-00009
Zoning Map Amendment (Zone Change)**

Arch + Plan Land Use Consultants, agent for Eduardo Esquivel, requests a Zoning Map Amendment from R-1B to MX-L for Lot D, Block J-1965, Northern Heights Addition, located at 601 Estancia Dr. NW, between Fortuna Rd. NW and Daytona Rd. NW, approximately 0.40 acre (J-11)
Staff Planner: Silvia Bolivar

4. OTHER MATTERS:

- a. Approval of February 18, 2021 Action Summary Minutes
- b. EPC Rules of Conduct: The Environmental Planning Commission (EPC) will consider, discuss, and take action on updates to the EPC Rules of Conduct of Business by the Environmental Planning Commission. **(CONTINUED FROM JANUARY 21, 2021)**

5. ADJOURNMENT