

MINUTES - DISTRICT 4 COALITION NOVEMBER 15 2023

In attendance: Alameda North Valley, Cherry Hills, Highlands North, Knapp Heights, Nor Este, North Domingo Baca, Quail Springs, Quintessence, Vineyard Estates, Vista del Norte. Friends of D4C: Irene

Guest Speakers: none

Meeting called to order by President Mark Reynolds at 6:30pm.

Approval of Minutes from October 18th, 2023: Motion to approve made by Judie Pellegrino, seconded by Steve Wentworth. Motion passed unanimously.

Approval of Consent agenda for November 15th, 2023 Motion to approve by Steve Wentworth, seconded by Dan Regan. Motion passed unanimously.

CITY COUNCILOR REPORT: Air Quality Board (Board): the ordinance before the Council was to abolish the current structure of the Board, not to abolish the Board itself, which is why Brook voted in favor. The provision to give the City Council the ability to veto any decision by the Board was amended out of the final bill. Part of the new ordinance (if signed by the Mayor) would dictate more structure in staffing the Board.

North Domingo Baca Aquatic Center: scheduled groundbreaking date yet to be determined. 10/16/23 was the official start date of Phase 0. Phase 1 will begin in the spring of 2024.

Safe Open Space (SOS): Councilor Fiebelkorn proposed that each City Council district could have 2 SOS facilities without the ability of residents to object. The City is still under an injunction by a State judge stating that no one unwillingly unhoused can be removed from any public property because the City does not have enough beds to house them. The proposal by Councilor Fiebelkorn did not pass in Council.

Stadium at Balloon Fiesta Park : The lease agreement between the City of Albuquerque and “a tenant” - which may run from 30 to 60 years - is scheduled to be heard at next Monday’s Council meeting on 11/20. Brook hasn’t gotten any answers to the questions she asked of City and United officials from the last time the Council considered this lease agreement. She “should” have answers by this Friday 11/17.

Gateway Center: currently serves 85 people – 50 continuous and 35 winter beds. There is more remodeling needed; more cast iron piping needs to be replaced, etc.

Opt-in list: the Planning Department is scheduled to get new programming/operating system which will allow opt-in. The current system they use does not allow for the opt-in function.

OFFICER REPORTS: Distributed with the meeting agenda prior to the meeting. Additions: Treasurer reported no activity during the month of October.

Vice President’s Report –

The Vice President’s Report was updated to include a summary of a discussion regarding a neighbor’s concerns/requests regarding speeding, bus route relocation, landscaping and/or spraying for weeds on Signal street.

The concerns were sent to Council Bassan's office requesting assistance. DawnMarie, Policy Analyst, distributed all concerns to CABQ departments. In response to the neighbor's concerns/requests: 1.) 30 MPH speed limit signs will be placed on Signal 2.) APD officers will patrol area after 9:00PM when in the vicinity, and 3.) a speed trailer may be placed on Signal temporarily, as available.

In addition, the transit department responded to the bus route relocation request by stating that: "the portion of the route north of Academy Blvd. has been suspended since March of this year due to staffing shortages. When staffing allows us to return to full service, we can explore whether there are other ways to complete the northern end of the route while still providing residents with a convenient transit option. Similarly, as we consider changes to ABQ RIDE's entire route network through the ABQ RIDE Forward planning process, it's possible that we may reallocate service on this portion of the Eubank route to other service in the system".

Finally, SWMD will not spray for weeds nor landscape the area on Signal since it is the property owner's responsibility to maintain the area according to Albuquerque, NM Albuquerque Code of Ordinances:

...§ 9-8-4 GROWTH OR ACCUMULATION OF WEEDS AND LITTER. It shall be unlawful for any owner of any occupied or unoccupied lot or tract of land within the city to permit or maintain on any such lot or tract of land, including the area located between the property line and the middle of the alley adjacent to the property, and the area located between the property line and the curb, the area of any curbs or sidewalks located on the property, and the area located ten feet outside the property line where there is no curb, any growth of weeds whose height, width or spread is greater than four inches, or any accumulation of weeds and/or litter. ('74 Code, § 6-15-4) (Ord. 89-1967; Am.

COMMITTEE REPORTS: Distributed with the meeting agenda prior to the meeting. Additions:

Hospitality: Irene thanked everyone for the flowers she received during her recovery from a mishap at home.

North Domingo Baca: The smart rooms at North Domingo Baca are ready but staff has not been trained in their use. Thank You Councilor Bassan for all your support on the "Smart Room" technology capability/ implementation in Class Room 4 & 5. This technology, Smart TV monitors/equipment etc. is extremely beneficial to D4C and many other community groups at NDBMC.

EPC: Report was received too late to be included in the original agenda on the website; **they are included as part of these meeting minutes.**

NEIGHBORHOOD ROUNDTABLE

Knapp Heights – updated by-laws submitted to ONC but no acceptance letter received yet.

Nor Este NA - Board meeting on 11/1; current Board and Committee chairs re-elected. By-laws updated & acceptance letter received from ONC.

Alameda North Valley – will not update by-laws to meet NARO requirements; will remain unrecognized.

Vista del Norte – annual meeting held in October; Board was re-elected and are a recognized NA with ONC.

Quintessence – current Board was re-elected. The Fall Festival held in October was well attended.

Vineyard Estates NA - had their annual meeting in October; current Board re-elected. Several concerns expressed by a resident; Lucy worked with Dawn Marie to try to get answers and resolution to the concerns.

Quail Springs – had their annual meeting; a new Board was elected; some new members and some returning members.

North Domingo Baca – meeting in September; 3 members from Parks & Rec attended. “Breeze-way” on Corona needed maintenance and was reported to Parks & Rec for the required maintenance.

Academy Acres North – information for the group - New Arroyo del Oso school being built; new Buffet’s Candy location should be open around the 1st of the year; replacing the Asian buffet that had been at that location on Academy near San Mateo.

NEW BUSINESS - Mark stated that someone is needed to fill the Secretary position that has been vacant for several months. Please contact him if you are interested.

Dues/donations will be due in January. \$25 is the suggested amount.

Motion to adjourn made by Perry Chapman, seconded by Dan Regan. Meeting adjourned at 8:17PM.

Respectfully submitted
Mildred Griffiee
Acting Secretary
District 4 Coalition



ENVIRONMENTAL PLANNING COMMISSION ACTION SUMMARY

**Thursday, October 19, 2023
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

COMMISSIONER MEMBERS PRESENT:

David Shaffer, Chair
Tim MacEachen, Vice Chair
Robert Stetson
Gary L. Eyster, P.E. (Ret.)
Jonathan R. Hollinger
Joseph Cruz

COMMISSIONER MEMBERS ABSENT:

Richard Meadows
Jana Lynne Pfeiffer
Giovanni Coppola

Call to Order: 8:40 am

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

**1. Project # PR-2023-009105
RZ-2023-00028 - Zoning Map Amendment
(Zone Change)
SI-2023-01402 - Site Plan – EPC, Major
Amendment
SI-2023-01377 - Site Plan- EPC**

Deferral requested by the applicant

Tierra West LLC, agent for A Management Corporation, requests a zoning map amendment from MX-T to MX-L for a portion of Lots 2-A and 2-B; a Site Plan-EPC Major Amendment and a Site Plan-EPC for all or a portion of Lots 2-A, 2-B, 2-C and 2-D, (Being a Replat of Tract 2, Cottonwood Crossing Phase II) and Lots 1, 2, 3, 4 5 and 6, Plat of Lots 1, 2, 3, 4, 5 & 6 (Being a Replat of Tracts 14-A & 14-B Black Ranch), Cottonwood Crossing Phase II, located east of Coors Blvd. at the intersection of Coors Blvd. NW and 7 Bar Loop Rd. NW, zoned MX-T, MX-L, and NR-PO-B, containing approximately 10 acres.
(B-14-Z) Staff Planner: Megan Jones

A motion was made by Commissioner Stetson, and Seconded by Commissioner MacEachen, that this matter be Deferred for 60 days to the December 21, 2023 hearing . The motion carried by the following vote:

For 6: –Eyster, Stetson, MacEachen, Meadows, Shaffer, Hollinger

**2. Project # PR-2023-009178
VA-2023-00246 – Variance - EPC**

Deferral requested by the applicant

Frank and Clarissa Gonzales request a variance to VPO 2-Northwest Mesa Escarpment View Protection Overlay Zone, to allow additional building height in the VPO-2 Height Restrictions Sub-area, for all or a portion of Lot 21, Block 1, Unit 27, Volcano Cliffs, located at 5505 Valiente Rd. NW, between Calle Norteña NW and the Piedras Marcadas Major Public Open Space (MPOS), approximately 0.4 acre (C-11-Z)
Staff Planner: Catherine Heyne & Catalina Lehner

A motion was made by Commissioner Stetson, and Seconded by Commissioner MacEachen, that this matter be Deferred for 30 days to the November 16, 2023 hearing . The motion carried by the following vote:

For 6: –Eyster, Stetson, MacEachen, Meadows, Shaffer, Hollinger

**3. Project # PR-2023-009209
SI-2023-01491- Site Plan- EPC**

Madison Jurewicz, Kimley-Horn and Associates, agent for Amerace Corporation, requests a site plan-EPC, for all or a portion of Tract A Atrisco Business Park Unit 1, located at 6625 Bluewater Rd. NW, between Coors Blvd. NW, and Airport Dr. NW, approximately 40 acres (J-10-Z)
Staff Planner: Seth Tinkle

A motion was made by Commissioner Hollinger, and Seconded by Commissioner Stetson, that this matter

be approved. The motion carried by the following vote:

For 6: –Eyster, Stetson, MacEachen, Meadows, Shaffer, Hollinger

**4. Project # PR-2023-009207
RZ-2023-00033– Zoning Map Amendment
(Zone Change)**

ABQ Land Use Consulting LLC - Carl Garcia, agent for Kilgore Linda K & Kilgore Lance M, requests a zoning map amendment from R-1D to MX-T, for all or a portion of Lot 27, Block 3, Unit 13 of Volcano Cliffs Subdivision, located on Resolana Pl NW, between Rainbow Blvd NW, and Rosa Parks Rd. NW, approximately 1.6 acres (D-9-Z)
Staff Planner: Catherine Heyne

A motion was made by Commissioner Eyster, and Seconded by Commissioner Stetson, that this matter be Denied. The motion carried by the following vote:

For 6: –Eyster, Stetson, MacEachen, Meadows, Shaffer, Hollinger

**5. Project # PR-2023-009216
SI-2023-01498- Site Plan- EPC
RZ-2023-00035– Zoning Map Amendment
(Zone Change)**

Consensus Planning/Jackie Fishman, agent for the City of Albuquerque Fire Rescue (AFR) Department, requests a Zoning Map Amendment from R-1A to NR-SU and an associated Site Plan-EPC for all or a portion of Tract 12-A-1, Bulk land plat for El Rancho Grande Tracts 8-A, 9-B-1, 9-B-2, 11-A, 12-A-1, 12-A-2 & 13-D, located at the northeastern corner of 98th St. SW and Amole Mesa Ave. SW, approximately 7 acres. (N-09-Z)
Staff Planners: William Steele & Megan Jones

A motion was made by Commissioner Eyster, and Seconded by Commissioner MacEachen, that SI-2023-01498 be approved. The motion carried by the following vote:

For 6: –Eyster, Stetson, MacEachen, Meadows, Shaffer, Hollinger

A motion was made by Commissioner Eyster, and Seconded by Commissioner Stetson, that RZ-2023-00035 be approved. The motion carried by the following vote:

For 6: –Eyster, Stetson, MacEachen, Meadows, Shaffer, Hollinger

**6. Project # PR-2023-009701
RZ-2023-00027– Zoning Map Amendment
(Zone Change)**

Consensus Planning, Inc., agent for Plus Power LLC, requests a zoning map amendment from NR-C to NR-BP, for all or a portion of Tract 7, Ladera Business Park, located at 7301 La Morada Pl. NW, between Vista Oriente St. NW, and East Cul-de-Sac NW, north of the Mirehaven Diversion Channel, approximately 4.5 acres. (H-10)
Staff Planner: Seth Tinkle

A motion was made by Commissioner Hollinger, and Seconded by Commissioner Eyster, that this matter be approved. The motion carried by the following vote:

For 6: –Eyster, Stetson, MacEachen, Meadows, Shaffer, Hollinger

**7. Project # PR-2023-008911
SI-2023-01190- Site Plan- EPC**

Groundwork Studio, agent for the City of Albuquerque, Parks & Recreation Department, Open Space Division, requests a Site Plan - EPC for all or a portion of Lots 1 through 3, Block 1, Plat of West Bank Estates, together with Tract A1, Lands of Suzanne H. Poole, and Tracts C-1, C-2 and Lot 4-A of Plat of Tracts C-1, C-2 and Lot 4-A, Lands of Suzanne H Poole, being a Replat of Tract C, Lands of Suzanne H Poole, Tract C, Annexation Plat Land in Section 25 and 36, T11N R2E, Lot 4, Block 1 West, and Tract B1 Lands of Suzanne H. Poole except the easterly portion, and the easterly portion of Tract B-1 Lands of Suzanne H. Poole, and Tract G Plat of Oxbow Subdivision, zoned NR-PO-B, and City Parcel Lot C, Block 0000, University of ABQ Annexation Plat (unnamed Bernalillo County Parcel, known as the Oxbow Bluffs), located at 5501 Namaste Rd. NW, south of La Bienvenida Pl. NW, west of the Rio Grande Bosque, and east of Athertown Way, approximately 100 acres (F11), (F12), (G11), (G12).
Staff Planner: Megan Jones

A motion was made by Commissioner Eyster, and Seconded by Commissioner Stetson, that this matter be approved. The motion carried by the following vote:

For 6: –Eyster, Stetson, MacEachen, Meadows, Shaffer, Hollinger

8. OTHER MATTERS

Approval of the September 21, 2023 Action Summary Minutes

A motion was made by Commissioner Hollinger, and Seconded by Commissioner Eyster, that this matter be approved. The motion carried by the following vote:

For 6: –Eyster, Stetson, MacEachen, Meadows, Shaffer, Hollinger

9. ADJOURNMENT