

Planning Commission Meeting  
December 10, 2008  
Verbatim Excerpt

APR-08-IV-9MV – Mount Vernon District

Markup Session (Public Hearing held on November 5, 2008)

Commissioner Flanagan: Thank you, Mr. Chairman. For BRAC 08-IV-9MV, the Task Force recommended approval of the original nomination but with mixed use of up to 2.0 FAR instead of the 3.0 FAR proposed with logical and substantial consolidation and 1.0 instead of 3.0 without consolidation. The Task Force also recommended maximum heights of 120 feet instead of 180 feet height on Huntington Avenue and 40-foot height instead of 50 feet on Glendale Avenue [sic]. The approval of the nomination or the Task Force recommendation will require an amendment of the Huntington Conservation Plan. The staff recommendation was to defer the nomination pending the resolution of the amendment process by the Redevelopment and Housing Authority. And we previously, of course, last month had the public hearing on this nomination and that was before the Huntington Community Association had met, so they did not have a recommendation at the public hearing. But subsequently, the Huntington Community Association voted unanimously to support the nomination with a height limitation of 120 feet on Huntington Avenue and 40 feet on Glendale Terrace. They didn't recommend any specific FAR since they are only concerned about building height, which will automatically limit the FAR to that acceptable to the Huntington Community. I agreed with their reasoning. I attended their meetings and agreed with their reasoning. The amendments to the Huntington Conservation Plan were then drafted to support the Association's recommended amendments to the height limitation only. The Redevelopment and Housing Authority plans to hold a public hearing and send the conservation amendments to the Planning Commission and Board of Supervisors for action. Actually, I don't think it has to come back to the Planning Commission. I think it just goes to the Board of Supervisors. The RHA public hearing is planned for January 22nd with final Board of Supervisors' BRAC APR actions scheduled for January 26th, as was just mentioned. Following the Board of Supervisors' action, the nominator will request the parcels closest to the Huntington Metro Station be rezoned as Planned Development Mixed Use, which permits an FAR of up to a maximum of 3.0 and building heights as limited by the Huntington Conservation Plan to a height of 120 feet on Huntington Avenue and 40 feet on Glendale Terrace. The Huntington Community, the staff, the Task Force, and the Mount Vernon Council are all agreed on the building height limits. Therefore, Mr. Chairman, FOR ITEM 08-IV-9MV, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE PLANNING COMMISSION ALTERNATIVE, FOUND ON PAGES 2 AND 3 OF MY HANDOUT DATED DECEMBER 10, 2008. THIS APPROVAL RECOMMENDATION IS SUBJECT TO THE ACTION OF THE BOARD OF SUPERVISORS ON THE PENDING AMENDMENT TO THE HUNTINGTON CONSERVATION PLAN.

Chairman Murphy: Without objection.

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(The motion carried unanimously with Commissioners Donahue, Hall, and Litzenberger absent from the meeting.)

KAD