

PHILADELPHIA CITY PLANNING COMMISSION
MEETING MINUTES FOR DECEMBER 11, 2018

PRESENT:

Anne Fadullon, Commission Chair
Joseph Syrnick, Vice Chair
Garlen Capita
Cheryl L. Gaston
Maria Gonzalez
Nancy Rogo Trainer
Duane Bumb, Representing Harold T. Epps
Peilin Chen, Representing Rob Dubow
Christopher Rupe, Representing Michael DiBerardinis
Martha Cross, Representing Eleanor Sharpe
Eleanor L. Sharpe, Executive Director

NOT PRESENT:

Patrick Eiding
Ariel Vazquez

Commission Chair, Anne Fadullon convened the Philadelphia City Planning Commission meeting on Tuesday, December 11, 2018 at 1:09 p.m.

1. **Action item: Approval of the Meeting Minutes for July, September, October and November 2018.**

Upon the motion made by Commissioner Rupe, seconded by Commissioner Gaston, the Philadelphia City Planning Commission approved.

2. **Executive Director's Update.**

PCPC AND CDR MEETING UPDATE

- Next scheduled CDR meeting: Tuesday, January 8, 2019 at 1:00 p.m.
- Next scheduled PCPC meeting: Tuesday, January 15, 2019 at 1:00 p.m.
- Final Historic Preservation Task Force meeting: Thursday, December 13, 2018.

PREVIOUS POLICY

- a) Redevelopment Agreement with Neighborhood Gardens Trust to allow for continued use of a community garden at 1033-1037 S. 6th Street/1028 S. Fairhill Street in the South Central Redevelopment Area and the Southwark Redevelopment Area. Both plans recommend residential use for this block. A garden is considered a residential use.

3. **Action Item: Review and Comment on the Proposed Cast Iron Subway Entrances Thematic Historic District (Presented by Meredith Keller)**

The staff recommendation was for review and comment on the proposal to designate the Cast Iron Subway Entrances Thematic Historic District and list it on the Philadelphia Register of Historic Places.

4. **Action Item: ZBA Calendar No. 34891 - 7354 Ridge Avenue - Proposal for 30 detached single-family residences with 72 parking spaces in the Residential Single-Family Detached (RSD-3) zone. (Presented by Matt Wysong)**

Present Use - Industrial (Communications Tower)

Proposed Use - 40 total units - 30 detached single-family homes, 10 twin single-family homes. 80 interior accessory parking spaces and 15 on-street spaces. Development accessed by a private 26-foot driveway and served by private water/sewer.

L&I issued eight refusals based on an initial proposal for 44 housing units. Six refusals still apply:

- 1) Proposed semi-detached structures are prohibited.
- 2) No more than one principal use is allowed per lot.
- 3) No more than one principal building is allowed per lot.
- 4) The proposed use, '44 Housing Units,' is prohibited in this zoning district (40 units are now proposed).
- 5) Minimum required ADA spaces (3 required, 0 proposed).
- 6) Minimum required bicycle spaces (15 spaces required, 0 proposed).

The Civic Design Review committee reviewed this application for the first time on November 6, 2018 and a second time on December 4, 2018. At the meeting of December 4, 2018, the

Committee completed the Civic Design Review process. The following comments were given by the Committee during this process:

1. RCO Comments:

- The RCO representative appreciated the increased rear yard depth for the houses backing up to Harmon Street. The rear yards were increased to 35 feet from 25 feet.
- The RCO representative remained concerned about the placement of the front-loaded garages and would prefer to see them located to the side or rear of the homes.

2. House and Garage Placement

- The Committee stated that it is important for the community to understand how the homes in the steepest areas of the site will meet the ground, and recommended that the development team create more detailed site sections at the south end of the site.
- The Committee commented that the garages should be located to the side or rear of the homes.

3. Building Design

- The Committee encouraged the applicant to revisit the design of the homes so that they have a clearer aesthetic relationship to the homes fronting Ridge Avenue.
- The Committee encouraged the applicant to investigate a more refined garage door design.
- The applicant stated at the December 4 CDR meeting that all proposed houses would have basements, correcting an assertion that his architect had made at a previous CDR meeting.

4. Public Park

- The Committee appreciated the additional entrance to the small park on Ridge Avenue, which will signal that it is a public amenity for the neighborhood.

5. Sidewalks

- It was noted that pinch points exist where the sidewalk along the private drive meets the driveways.
- The Committee acknowledged that the sidewalk on Ridge Avenue was made wider, as was previously recommended.

Staff recommendation is for non-opposition to the variances.

Upon the motion made by Commissioner Syrnick, seconded by Commissioner Gonzalez, the Philadelphia City Planning Commission approved staff recommendation.

5. **Action Item: Bill No. 180998: “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ by amending Section 14-603, entitled ‘Use-Specific Standards,’ to revise the standards and procedures for medical marijuana dispensaries, under certain terms and conditions.” Introduced by Councilmember Jones on November 15, 2018 (Presented by Paula Brumbelow Burns)**

The purpose of this Bill is to require notification that a Medical Marijuana Dispensary is being applied for within the City boundaries. The applicant will need to meet § 14-303(12)(d) “Initial

Notice from the Applicant to RCOs and Others”, by providing notification to RCOs, district councilmembers, and neighboring properties. The information provided shall include the name of the applicant, the location of the application, the description of the property and a description of the application.

Create an overlay within the Fourth District to prohibit Medical Marijuana Dispensaries along the following corridors.

- City Avenue from the Schuylkill Expressway to City Boundary
- 63rd Street from City Avenue to Lebanon Avenue
- Monument Road from City Avenue to Ford Road
- Conshohocken Avenue
- Parkside Avenue from 52nd Street to Belmont Avenue
- Haverford Avenue from City Avenue to Lansdowne Avenue
- 54th Street from City Avenue to Overbrook Avenue
- 54th Street from Arlington Street to Montgomery Avenue.

In looking at the corridors highlighted, several of the areas would not permit a dispensary by their base zoning districts or meet the required setbacks from parks. Additionally, the staff believes that creating one use in the entire Zoning Code, that has special notification requirements, may prove to be exclusionary and possibly in conflict with state law. There are a number of other uses where medicine can be obtained where there is no such notification requirement, such as pharmacies, doctor’s offices, and clinics.

Staff recommendation is not for approval.

Upon the motion made by Commissioner Trainer, seconded by Commissioner Syrnick, the Philadelphia City Planning Commission approved staff recommendation.

6. Action Item: Final Plat Revision – 607 Gravers Lane (Presented by Sarah Chiu)

Purpose - To revise a subdivision plat, which was approved by the commission in 2008. The proposed subdivision to create 2 parcels, for singly family dwelling unit on each lot.

Present Use - 1 single family dwelling unit lot, 2 Acres in size.

The current zoning is RSD1.

Staff recommendation is for approval.

Upon the motion made by Commissioner Syrnick, seconded by Commissioner Gaston, the Philadelphia City Planning Commission approved staff recommendation.

7. Action Item: Bill No. 180996: “An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 118 by striking from the City Plan and vacating a widened portion of Warnock Street, on the easterly side thereof between Berks Street and Norris Street, and relocating the easterly houseline of said Warnock Street so as to align with the easterly houseline of the unaffected portions of Warnock Street as extending from Berks Street to said Norris Street, under certain terms and conditions.” Introduced by Councilmember Greenlee for Councilmember Clarke on November 15, 2018. (Presented by Sarah Chiu)

The purpose of this Bill is to strike from the City Plan and vacating a widened portion of easterly side of Warnock Street, from north of Berks Street to a point, and relocating the easterly houseline of said Warnock Street so as to align with the easterly houseline of the unaffected portions of Warnock Street as extending from Berks Street to Norris Street.

Present Use - Public street with back-in parking configuration.

This is the Phase V of the North Central Choice Neighborhood Plan. This development will include 112 apartment units and 16 townhouse units, a community room, retail spaces, a court yard and an off-street parking lot with 50-space.

The Planning Commission had recommended approval for rezoning of the site to CMX3.

Staff recommendation is for approval.

Upon the motion made by Commissioner Trainer, seconded by Commissioner Gonzalez, the Philadelphia City Planning Commission approved staff recommendation.

8. **Action Item: Bill No. 181048: "An Ordinance authorizing Mohammed Talouli ('Owner') to construct, own and maintain a proposed exterior stairway at 4955-57 Frankford Avenue, Philadelphia, PA, 19124, under certain terms and conditions." Introduced by Councilmember Henon on November 29, 2018. (Presented by Sarah Chiu)**

The purpose of this Bill is to permit the construction of an exterior stairway, located along the south Right-of-Way line of Wakeling Street, encroaching into the south footway of Wakeling Street approximately three feet three inches (3'-0") and twenty-six (26'-0") in length.

A minimum six feet (6'-0") of clear passable sidewalk space is to remain after installation.

Present Use - Wakeling Street has 12' wide sidewalk, with 2 utility poles on the sidewalk.

The property is zoned CMX2, and the existing building is used as a group day-care facility. The exterior stairway is to provide direct access to the 2nd floor.

Staff recommend to relocate the stairway to the rear yard of the property.

Staff recommendation is not for approval.

Upon the motion made by Commissioner Trainer, seconded by Commissioner Gaston, the Philadelphia City Planning Commission approved staff recommendation.

9. **Action Item: Bill No. 181044: "An Ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to convey to Philadelphia Authority for Industrial Development all or a portion of a parcel or parcels of land in and about the area bounded by 46th Street, Market Street, 48th Street and Haverford Avenue, for further conveyance, under certain terms and conditions." Introduced by Councilmember Blackwell on November 29, 2018. (Presented by Martine Decamp)**

The purpose of the Bill is to facilitate the redevelopment of 4601 Market Street.

Both, the existing zoning and proposed zoning is CMX-3, mixed use commercial; TOD overlay.

Present Use - Vacant building - Former Provident Mutual Life Insurance Company Building.

The City currently holds title to this 15-acre property, and has invested \$50 million worth of improvements to the building. In 2017, the City reconsidered the relocation of the Police Headquarters to an alternate location, and issued an RFQ and subsequent RFP for the redevelopment of 4601 Market Street. This property transfer will allow the City to select a redeveloper to move forward with the sale and subsequent redevelopment.

Staff recommendation is for approval.

Upon the motion made by Commissioner Gonzalez, seconded by Commissioner Capita, the Philadelphia City Planning Commission approved staff recommendation.

Upon the motion made by Commissioner Syrnick to adjourn the meeting, seconded by the Philadelphia City Planning Commission.

The Philadelphia City Planning Commission meeting was adjourned by the Commission Vice Chair at 2:07 p.m.

The next City Planning Commission Meeting is scheduled for **Tuesday, January 15, 2019 at 1:00 p.m.**

SUMMARY

1. Action item: Approval of the Meeting Minutes for July, September, October and November 2018.
APPROVED
2. Executive Director's Update.
3. Action Item: Review and Comment on the Proposed Cast Iron Subway Entrances Thematic Historic District (Presented by Meredith Keller).
REVIEWED AND COMMENTED ON
4. Action Item: ZBA Calendar No. 34891 - 7354 Ridge Avenue - Proposal for 30 detached single-family residences with 72 parking spaces in the Residential Single-Family Detached (RSD-3) zone. (Presented by Matt Wysong)
APPROVED FOR NON-OPPOSITION TO THE VARIANCES
5. Action Item: Bill No. 180998: "An Ordinance amending Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' by amending Section 14-603, entitled 'Use-Specific Standards,' to revise the standards and procedures for medical marijuana dispensaries, under certain terms and conditions." Introduced by Councilmember Jones on November 15, 2018. (Presented by Paula Brumbelow Burns)
STAFF RECOMMENDATION NOT FOR APPROVAL WAS APPROVED
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APPROVED
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APPROVED
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APPROVED