

PHILADELPHIA CITY PLANNING COMMISSION
MEETING MINUTES FOR SEPTAMBER 18, 2018

PRESENT:

Joseph Syrnick, Vice Chair

Garlen Capita

Cheryl L. Gaston

Maria Gonzalez

Nancy Rogo Trainer

Ariel Vazquez

Duane Bumb, Representing Harold T. Epps

Peilin Chen, Representing Rob Dubow

Christopher Rupe, Representing Michael DiBerardinis

Eleanor L. Sharpe, Executive Director

NOT PRESENT:

Anne Fadullon, Commission Chair

Commission Vice Chair, Joseph Syrnick convened the Philadelphia City Planning Commission meeting on Tuesday, September 18, 2018, at 1:03 p.m.

1. Approval of the Meeting Minutes for August 21, 2018.
2. Executive Director's Update

PCPC AND CDR MEETING UPDATE

Next scheduled CDR meeting: Tuesday, October 2, 2018 at 1:00 p.m.

Next scheduled PCPC meeting: Tuesday, October 16, 2018 at 1:00 p.m.

3. **Action Item: Zoning Bill No. 180645: "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Broad Street, Master Street, 13th Street, Girard Avenue, Watts Street, and Thompson Street; and to amend the Master Plan for Temple University; all under certain terms and conditions." Introduced by Councilmember Greenlee on June 14, 2018. (Presented by Keith Davis)**

This item was heard at the August Planning Commission meeting. It was tabled until September, and the applicant was asked to meet with the community in the meantime. Thirty-five neighbors attending the meeting, held on 8/28 at 5:30pm at the Yorktown Apartments at 1300 Jefferson Street. Changing the zoning on this parcel from SP-INS to CMX-3 is consistent with the Lower North District Plan recommendation for this site.

Per PCPC Regulation 8.4.2., the proposed amendment to the Temple Master Plan was exempt from Civic Design Review because the Executive Director and the Chair of the CDR Committee agreed the changes would not have a significant impact on the public realm.

The Bill amends the Philadelphia Zoning Map by changing the zoning designation of a 35,844-sf parcel at 1301-37 N Broad Street from Special Purpose Institutional (SP-INS) to Commercial Mixed Used – 3 (CMX-3). The amendment reduces the total square footage of the Temple University SP-INS Master Plan District; and consequently, reduces the allowable maximum gross floor area, maximum occupied area, and minimum number of parking spaces required.

Staff recommendation is for approval.

Upon the motion made by Commissioner Eiding, seconded by Commissioner Rupe, the Philadelphia City Planning Commission approved staff recommendation for approval.

4. **Action Item: Zoning Bill 180515: "An Ordinance amending Section 14-303 of The Philadelphia Code, entitled 'Common Procedures and Requirements,' to amend requirements regarding Neighborhood Notice and Meetings, all under certain terms and conditions." Introduced by Councilmember Johnson on May 17, 2018. (Presented by Mason Austin)**

The Bill expands the radius for the neighborhood notification that is required for all zoning appeals, special exceptions, and Civic Design Review cases. This bill would double the radius from 250 feet from the edge of the property line to 500 feet from the edge of the property line.

This provision of the Code was most recently amended in May 2017. Applicants are required to mail or hand deliver a letter to each of the identified addresses for notification. This change would make a

significant difference in the time and resources required to meet notification requirements for smaller projects, for example individual homeowners making alterations that require a zoning variance.

Staff recommendation is not for approval.

Upon the motion made by Commissioner Gonzalez, seconded by Commissioner Gaston, the Philadelphia City Planning Commission approved staff recommendation not for approval.

5. **Action Item: Zoning Bill No. 180504: “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ by revising Section 14-303(11A), entitled ‘Registered Community Organizations,’ by providing funding for limited insurance coverage for Registered Community Organizations; all under certain terms and conditions.” Introduced by Councilmember Henon May 17, 2018. (Presented by Ayse Unver)**

This Bill proposes three changes to the Code:

1. It allows the Director of Finance to provide funding to help offset the cost of Directors and Officers Insurance premiums for Registered Community Organizations;
2. It requires yearly reporting to the Council President and Chief Clerk of City Council regarding distribution of funds from the previous fiscal year at the time of submission of proposed operating budget to Council, and;
3. It includes provisions for PCPC regulations to create guidelines regarding the disbursement of funds.

In the Zoning Code, RCOs are required to hold community meetings with Zoning Board applicants. At these meetings, a community’s opinions are presented regarding development projects, which can influence the timeline for or whether the project moves forward. This role opens RCOs up to lawsuits by developers. Most RCOs do not have insurance to protect them against such lawsuits, also known as Strategic Lawsuits Against Public Participation (SLAPPs). RCOs that do have insurance pay for it themselves, which can present a significant burden to groups.

Staff recommendation is not for approval.

Upon the motion made by Commissioner Capita, seconded by Commissioner Gaston and Commissioner Chen, the Philadelphia City Planning Commission approved staff recommendation not for approval.

6. **Action Item: Streets Bill No. 171054: “Authorizing the revision of lines and grades on a portion of City Plan No. 295 by striking from the City Plan Harner Street from Spring Lane to Manatawna Avenue and reserving and placing on the City Plan a right-of-way for sewer and drainage purposes within the lines of Harner Street being stricken and authorizing acceptance of the grant to the City of the said right-of-way, under certain terms and conditions.” Introduced by Councilmember Jones on November 30, 2017 (Presented by Sarah Chiu).**

This action is to help the property owner to remove the legal encumbrance on the land. The properties that border this section of Harner Street are all part of a historic family farm, now owned by Steven Koltes. Mr. Koltes is pursuing a program of ecological restoration that involves native planting strategies that will, over time, re-introduce the meadows and forest, and stabilize the steep slopes around the natural spring and creek. Harner Street runs through the spring pond and the valley, thus Mr. Koltes

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desires to strike it so that it cannot be constructed upon and disrupt this landscape. The City is maintaining a right-of-way for sewer and drainage purposes through the entire 60 feet which will prevent the construction of any structures in the ROW.

Harner Street is not legally open, not physically paved or open to the public traffic.

Additionally, ZBA had granted variances for the proposed improvement plan on the property.

Staff recommendation is for approval.

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

The Philadelphia City Planning Commission meeting was adjourned by the Commission Vice Chair at 1:48 p.m.

The next City Planning Commission Meeting is scheduled for **Tuesday, October 16, 2018 at 1:00 p.m.**

SUMMARY

1. Action item: Approval of the Meeting Minutes for August 21, 2018.

APPROVED

2. Executive Director's Update.

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STAFF RECOMMENDATION ACCEPTED NOT FOR APPROVAL

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