

PHILADELPHIA CITY PLANNING COMMISSION
MEETING MINUTES FOR APRIL 23, 2019

PRESENT:

Anne Fadullon, Commission Chair
Joseph Syrnick, Vice Chair
Garlen Capita
Cheryl L. Gaston
Maria Gonzalez
Patrick Eiding
Peilin Chen, Representing Rob Dubow
Christopher Rupe, Representing Brian Abernathy
Ariel Vazquez
Eleanor L. Sharpe, Executive Director

NOT PRESENT:

Duane Bumb, Representing Harold T. Epps
Nancy Rogo Trainer

Chair, Anne Fadullon convened the Philadelphia City Planning Commission meeting on Tuesday, April 23, 2019 at 1:02 p.m.

1. **Action item:** Approval of the Meeting Minutes for February 28, 2019 and March 19, 2019.

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

2. **Executive Director's Update**

PCPC AND CDR MEETING UPDATE

- Next scheduled CDR meeting: Tuesday, May 7, 2019 at 1:00 p.m.
- Next scheduled PCPC meeting: Tuesday, May 21, 2019 at 1:00 p.m.

(4) STREETS BILL FOR APPROVAL AS ITEMS IN ACCORD WITH PREVIOUS POLICY

- i. Property [Bill No. 190208](#): "An Ordinance authorizing the Commissioner of Public Property, on behalf of the City, to acquire fee simple title, or a lesser interest in real estate, by purchase, dedication, donation, condemnation, agreement in lieu of condemnation, or otherwise, to parcels of land along the Delaware River and in the bed of the former Kensington & Tacony Railroad, under certain terms and conditions."
- ii. Streets [Bill No. 190252](#): "An Ordinance authorizing The Pennsylvania Commonwealth System of Higher Education, DBA Temple University, C/O Kenneth Kaiser & Thomas McCreesh, to install, own, and maintain non-standard lights in the Public Right-of-Way at 1901-47 North Park Avenue, along the Temple University Library property frontage, all under certain terms and conditions."
- iii. Streets [Bill No. 190287](#): "An Ordinance authorizing Noel Karasanyi, DBA The Barn, to install, own, and maintain an open-air sidewalk café at 4901 Catharine Street, Philadelphia, PA 19143, all under certain terms and conditions."
- iv. Streets [Bill No. 190288](#): "An Ordinance authorizing Matthew Hopkins, AIMCO Development, to install, own, and maintain various encroachments at 3900 Chestnut Street, Philadelphia, PA 19104, all under certain terms and conditions."

REQUEST FOR 45-DAY REVIEW

- i. Zoning [Bill No. 190250](#): “An Ordinance amending Chapter 14-156 of the Philadelphia Zoning Code, entitled ‘West Overlay District,’ all under certain terms and conditions.” Introduced by Councilmember Blackwell on April 4, 2019.

Upon the motion made by Commissioner Eiding, seconded by Commissioner Gonzalez, the Philadelphia City Planning Commission approved staff recommendation request for 45-day review.

- ii. Zoning [Bill No. 190253](#): “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ by providing for Adult Care, clarifying Day Care as Child Care, and related changes, under certain terms and conditions.” Introduced by Councilmember Green on April 4, 2019.

Upon the motion made by Commissioner Syrnick, seconded by Commissioner Capita, the Philadelphia City Planning Commission approved staff recommendation request for 45-day review.

This concludes the Executive Director Report.

3. **Action Item: Zoning [Bill No. 190181](#): “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 32nd Street, Market Street, 31st Street (extended), Chestnut Street, 30th Street, and Arch Street (extended), excluding all portions of the railyard currently owned by Amtrak, all under certain terms and conditions.” Introduced by Councilmember Blackwell on March 14, 2019 (Presented by Nicole Ozdemir).**

Purpose - To rezone three parcels of land for the next phase of development for the proposed Schuylkill Yards project

Present Use - Surface parking lots and low-rise commercial buildings.

This Bill serves to rezone three parcels of industrially zoned land to facilitate the next step of development for the Schuylkill Yards project. This remapping aligns with a number of plans including Philadelphia 2035’s Citywide Vision, University Southwest District Plan and Amtrak’s 30th Street Station Master Plan. Since this area is part of the City’s Metropolitan Center and is accordingly dense and transit-accessible, it is appropriate to rezone these parcels to the highest and densest mixed-use commercial zoning.

Staff recommendation is for approval.

Upon the motion made by Commissioner Capita, seconded by Commissioner Syrnick, the Philadelphia City Planning Commission accepted staff recommendation for approval.

4. Action Item: Approval of Non-Accessory Digital Signage for the Fashion Outlets of Philadelphia Market East (Gallery) under 14-906, Market Street East Sign Regulations. (Presented by Martin Gregorski).

Before L + I may grant approvals for these two signs (both 45' x 16'9"), the Planning Commission must take action on the following:

- Determination that the proposed signage does not detract from the building's key architectural or character-defining features, per 14-906(3)(d)
- Determination that the signs will not create a material distraction to drivers of motor vehicles or otherwise present a safety hazard or substantially interfere with the peaceful enjoyment of the neighborhood, per 14-906(3)(a)(.7)(.a)
- Approval of the applicants Public Improvement Plan (PIP), per 14-906(4)

The original PIP was approved by the PCPC in September of 2015. This is an update to that PIP, showing that in total, approximately \$41 million in improvements are either planned or constructed. This is well above the \$10 million required by the ordinance.

City Council approved of these signs via Bill No. 180979, which was signed into law in January 2019. The PCPC recommended against the approval of this Bill.

It should also be noted that the PCPC originally approved 15 such signs but based on the approvals and recommendations of the Art Commission, only nine of those 15 received final approval. Adding these two new signs still result in fewer signs than originally approved.

Staff recommendation is for approval.

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

Opposed by Commissioner Gaston and Commissioner Syrnick.

5. **Action Item: Zoning [Bill No. 190232](#): “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Kensington Avenue, Hilton Street, Jasper Street, and Madison Street.” Introduced by Councilmember Squilla March 28, 2019 (Presented by David Fecteau).**

This Bill will rezone the area described from “CMX3” Community Commercial Mixed-Use, to “RSA5” Residential Single-Family Attached.

Present Use - The site is presently used as an office building, with an accessory parking lot, that was most recently home to a Women’s Infants and Children Food and Nutrition Service.

This Bill is a reaction to a proposal to open a privately-run medical facility for individuals who are addicted to opioids. Harrowgate and Port Richmond have been home to medical services for more than a century. Health care facilities include Hispanic Community Counseling Services, Esperanza Health Center, Temple University’s Episcopal Hospital and the Temple University Ambulatory Care Center, all of which provide services for a broad spectrum of patients with a wide range of medical conditions.

The Kensington and Allegheny Business Association is opposed to the proposed medical facility. The Harrowgate Civic Association invited surrounding Registered Community Organizations to an April 4th meeting with the facility’s operator to hear more about the proposal.

Staff recommendation is not for approval.

Upon the motion made by Commissioner Eiding, seconded by Commissioner Rupe, the Philadelphia City Planning Commission accepted staff recommendation of not for approval.

6. **Action Item: Zoning [Bill No. 190256](#): “An Ordinance amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Cresheim Valley Drive, the SEPTA Chestnut Hill East Railroad, Mount Airy Avenue, Chew Avenue, Johnson Street, Emlen Street, Carpenter Lane, and the SEPTA Chestnut Hill West Railroad; and amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” to revise certain provisions of Chapter 14-503, entitled ‘NCA, Neighborhood Commercial Area Overlay District,’ by amending the provisions of the “Germantown Avenue” NCA overlay district, all under certain terms and conditions.” Introduced by Councilmember Bass on DATE (Presented by Ian Hegarty).**

This zoning remapping and code amendment addresses the following planning objectives:

1. Map consistent mixed-use zoning along Germantown Avenue
2. Promote housing production, through new construction and adaptive reuse, on major corridors and close to transit stops
3. Correctively rezone existing residential buildings
4. Remove barriers to investment in historic buildings on Germantown Avenue
5. Encourage development that complements the existing scale and function on Germantown Avenue

The remapping is focused on Germantown Avenue, the traditional commercial corridor of Mount Airy. The Avenue is developed with a mix of one- to four- story buildings containing residential, commercial, and institutional uses. Medium-density residential uses flank the Avenue, typically single-family homes in attached and semidetached configurations.

This zoning map amendment implements base zoning and overlay recommendations from the Upper Northwest District Plan (2018). The overlay, which is an extension of the existing Germantown Avenue /NCA Overlay District, applies to all properties with frontage on Germantown Avenue. It contains the following elements:

1. PCPC staff façade review on new construction and alterations;
2. Relief from ground floor use requirements for corner properties and buildings on the local historic register;
3. Required off-street parking for new construction and rehabilitation of buildings with twenty or more dwelling units, at a ratio of three spots per ten units; and
4. Prohibition on parking lots between buildings and Germantown Avenue.

PCPC Staff presented the proposed base zoning districts and overlay regulations at a public meeting hosted by The Mount Airy Business Improvement District (BID) on March 27, 2019. The proposal was subsequently refined based on feedback from this meeting.

Staff recommendation is for approval.

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

7. **Action Item: Zoning [Bill No. 190254](#): “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Knights Road, the Poquessing Creek, and Woodhaven Road.” Introduced by Councilmember O’Neill on April 4, 2019. (Presented by Larissa Klevan).**

This Bill was requested by the Councilman and did not originate from a district plan recommendation, it will rezone the area from “CA2” Auto-Oriented Commercial to “CA1” Auto-Oriented Commercial.

Present Use - Shopping centers, commercial pad sites, fueling stations, Bethel Philadelphia Mills church, and accessory parking.

Changing these parcels to “CA-1” would create nonconforming uses and nonconforming dimensional standards. The *Far Northeast Districts Plan* recommended no zoning change for this area.

Staff recommendation is not for approval.

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

8. **Action Item: Streets [Bill No. 190289](#): “An Ordinance authorizing Yishai Kedar to own and maintain an existing exterior stairway in the public Right-of-Way at 1501 North Front Street, Philadelphia, PA 19122, all under certain terms and conditions.” Introduced by Councilmember Greenlee for Council President Clarke on April 11, 2019. (Presented by Sarah Chiu).**

Applicant seeks to legalize an existing exterior stairway in the public right-of-way

Present Use - Mixed use commercial, multi-family residential

The building has a finished 2nd floor deck in the rear setback. The rear setback provides a more suitable location for the stairs.

Staff recommendation is not for approval.

Upon the motion made by Commissioner Capita, seconded by Commissioner Vazquez, the Philadelphia City Planning Commission accepted staff recommendation of not for approval.

9. **Action Item: Resolution 2019-01 “To adopt alternatives to LEED standards for Green Building development bonuses.” (Presented by Ian Litwin).**

Staff recommendation is for approval.

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

Chair made a motion to adjourn at 1:59 p.m.

PCPC Minutes
4/23/19

The next City Planning Commission Meeting is scheduled for **Tuesday, June 11, at 1:00 p.m.**

SUMMARY

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