

PHILADELPHIA CITY PLANNING COMMISSION
MEETING MINUTES FOR MARCH 19, 2019

PRESENT:

Anne Fadullon, Commission Chair
Cheryl L. Gaston
Maria Gonzalez
Duane Bumb, Representing Harold T. Epps
Peilin Chen, Representing Rob Dubow
Christopher Rupe, Representing Brian Abernathy
Ariel Vazquez
Eleanor L. Sharpe, Executive Director

NOT PRESENT:

Joseph Syrnick, Vice Chair
Garlen Capita
Patrick Eiding
Nancy Rogo Trainer

Commission Chair, Anne Fadullon convened the Philadelphia City Planning Commission meeting on Tuesday, March 19, 2019 at 1:08 p.m.

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

2. Executive Director Update

PCPC AND CDR MEETING UPDATE

- Next scheduled CDR meeting: Tuesday, April 2, 2019 at 1:00 p.m.
 - Next scheduled PCPC meeting: Tuesday, April 23, 2019 at 1:00 p.m.
- a. Previous Policy
 - i. Bill No. 190152: “An Ordinance to adopt a Capital Program for the six Fiscal Years 2020-2025 inclusive.”
 - ii. Bill No. 190153: “An Ordinance to adopt a Fiscal 2020 Capital Budget.”
 - iii. Bill No. 190161: “An Ordinance authorizing Michael Meyers, d/b/a Fill It Up Again LLC, to install, own and maintain an open-air sidewalk café at 436 E. Girard Avenue, Philadelphia, PA 19125, all under certain terms and conditions.” Introduced by Councilmember Squilla on March 7, 2019
 - b. Request for 45-Day Review
 - i. 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.”

This concludes the Executive Director Report.

3. **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)

Present Use: Gallery Mall and transit station

Additionally, 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 to hold for 45-day review.

Given the narrow focus of the approvals required here, the placement of these signs on bridges over streets, and the prior approval of the PIP, the staff believes that an approval is supportable.

Upon the motion made by Commissioner Bumb, seconded by Commissioner Vazquez, the Philadelphia City Planning Commission approved staff recommendation request to hold for 45-day review.

4. Action Item: Approve a development agreement between the Philadelphia Redevelopment Authority and Community Justice Land Trust for 1324, 1326, 1328, 1330, and 1332 S. Capitol Street and amend the Point Breeze Redevelopment Area Plan. (Presented by Ayse Unver)

This consists of two action items. First is an amendment to the proposed land use in the Point Breeze Redevelopment Area Plan from Commercial to Residential. The amendment will enable the second action item, which is a Redevelopment Agreement between the Philadelphia Redevelopment Authority and Community Justice Land Trust, a nonprofit corporation, for the parcels located at 1324, 1326, 1328, 1330, and 1332 S Capitol St.

Party at Interest

Community Justice Land Trust (CJLT)

Women's Community Revitalization Project

The agreement would enable PRA to dispose of vacant land within the Point Breeze Urban Renewal Area to CJLT. CJLT intends to redevelop the site with five affordable dwelling units.

The proposed use is consistent with the South District Plan. Surrounding land uses include vacant land, two and three-story residential buildings, and some one-two story commercial on Point Breeze Avenue.

Present Use: Vacant Land

Staff recommendation is for approval.

Upon the motion made by Commissioner Rupe, seconded by Commissioner Chen, the Philadelphia City Planning Commission approved staff recommendation.
Commission Chair recused herself from this item.

Commissioner Bumb Chaired this item.

5. Action Item: Zoning Board of Adjustment Calendar 36989: 156 W School House Lane. Proposal to demolish an existing structure on the lot and erect four detached structures on lot for 53 dwelling units, and 13 parking spaces. (Presented by Ian Hegarty/Matt Wysong)

This is ZBA Calendar #36389. The Commission is asked to send a recommendation to the Zoning Board of Adjustment for this case which will be heard on March 20, 2019. The applicant requests multi-family dwelling use where single-family is permitted, in addition to a number of dimensional and parking variances.

Location: 156 W School House Lane, on the block bounded by Wayne Avenue, School House Lane, Greene Street, and W. Coulter Street.

Party at Interest: Teen Challenge, Inc

The purpose is to send a recommendation to the Zoning Board of Adjustment regarding variances for a proposed 53-unit multi-family development with 13 parking spaces.

Present Use: Group Dwelling with eight rooming units, operated by Teen Challenge, Inc., a faith-based substance abuse recovery organization.

The Comprehensive Plan does not recommend a zoning map change for this property. The proposed unit count is greater than the "minimum variance that will afford relief." The proposal is not in accord with the Comprehensive Plan recommended zoning or land use. It also conflicts with the general growth strategy for the Upper Northwest District, which directs multifamily development to major corridors and transit stops.

The property was nominated for listing on the Philadelphia Register of Historic Places, and scheduled to be considered by PHC's Designation Committee at its April meeting.

Staff recommendation is not for approval.

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

6. Action Item: Zoning Bill No. 190151: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 21st Street, Oxford Street, 20th Street, Jefferson Street, and Ridge Avenue.” Introduced by Councilmember Greenlee for Council President Clarke on March 7, 2019 (Presented by David Fecteau).

Bill No. 190151 rezones a small section of 20th Street, between Jefferson and Oxford Streets, from RSA-5 Residential Single Family to CMX-3 Commercial Mixed-Use. The Philadelphia Housing Authority originally planned to build houses in back of a proposed shopping center but the shopping center’s developer has requested more space on the block. Councilman Greenlee introduced Bill 190151 on behalf of Council President Clarke on March 7, 2019.

Party at Interest: Philadelphia Housing Authority

Purpose - To send a recommend of Approval or Not for Approval to the Mayor and City Council.

Present Use - Vacant land

The Commission approved bills 160397 and 160398 in May 2016 rezoning this block and the block south, along Ridge Avenue, to enable the Housing Authority to build their headquarters and a shopping center. These bills also authorized the City to strike and vacate Lambert Street, Woodstock Street and Redner Street within the block that 190151 addresses. These streets are visible in the aerial photograph but do not legally exist anymore. The Housing Authority moved in to their new headquarters on the southern block in 2019. Since the Authority is not legally allowed to build commercial development, they will contract with a private developer to build the shopping center.

Staff recommendation is for approval.

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

7. Action Item: Final Plat Revision – to create Parcel 3E2 from Parcel 3E (Presented by Sarah Chiu)

The intent is for PIDC to purchase the parcel 3E2 from its current owner Liberty Properties.

Present Use: An area for electrical substation

The property is zoned I2, a zoning and use permit had been issued for the proposed substation structure.

Staff recommendation is for approval.

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

8. **Action Item: Bill No. Streets Bill No. 190121: “An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 194 by striking from the City Plan the southerly ten feet wide portion of Berks Street from Howard Street to Hope Street in order to conform more closely with existing conditions, under certain terms and conditions.” Introduced by Councilmembers Sanchez and Green on February 21, 2019 (Presented by Sarah Chiu)**

Party at Interest

Hope Street LLC;
Hercules Grigos, Esq
Obermayer Rebmann Maxwell & Hippel LLP

Purpose: To strike a 10' wide portion of Berks Street from Howard to Hope Street. This action is to have the City Plan match the existing condition of the property.

Present Use: An existing building, constructed in the 1920s, is partially in the Berks Street right-of-way

Staff recommendation is for approval.

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

Commissioner Vazquez recused himself from this item.

Motion to adjourn by Commissioner Bumb at 1:47 p.m.

The next City Planning Commission Meeting is scheduled for **Tuesday, April 23, 2019 at 1:00 p.m.**

SUMMARY

1. Action item: Approval of the Meeting Minutes for February 19, 2019.

APPROVED

2. Executive Director's Update.

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APPROVED TO HOLD FOR 45-DAY REVIEW

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APPROVED

5. Action Item: Zoning Board of Adjustment Calendar 36989: 156 W School House Lane. Proposal to demolish an existing structure on the lot and erect four detached structures on lot for 53 dwelling units, and 13 parking spaces. (Presented by Ian Hegarty/Matt Wysong)

STAFF RECOMMENDATION NOT FOR APPROVAL WAS APPROVED

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APPROVED

7. Action Item: Final Plat Revision – to create Parcel 3E2 from Parcel 3E (Presented by Sarah Chiu)

APPROVED

8. Action Item: Streets Bill No. 190121: "An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 194 by striking from the City Plan the southerly ten feet wide portion of Berks Street from Howard Street to Hope Street in-order-to conform more closely with existing conditions, under certain terms and conditions." Introduced by Councilmembers Sanchez and Green on February 21, 2019 (Presented by Sarah Chiu)

APPROVED