

PHILADELPHIA CITY PLANNING COMMISSION MEETING
VIA ZOOM

MINUTES FEBRUARY 25, 2021

PRESENT: Anne Fadullon, Commission Chair
Joseph Syrnick, Vice Chair
Cheryl L. Gaston
Peilin Chen
Charlotte Castle
Duane Bumb
Maria Gonzalez
Patrick Eiding
Garlen Capita
Eleanor Sharpe

NOT PRESENT: Michael Johns

Commission Chair, Anne Fadullon, called the Philadelphia City Planning Commission to order at 1:00 p.m.

David Fecteau, of the Philadelphia City Planning Commission, (PCPC) – introduced the Zoom platform and remote City Planning Commission process. We are hosting this meeting on Zoom. We may also have some people join us by phone.

During today's meeting, each agenda item will be presented by a member of the staff. Following each presentation, the Chair will ask the Commissioners for questions or comments. The Chair will then ask the audience for questions and comments. After that, the Commissioners will finish their discussion and vote.

Those of you who are joining us on Zoom will have two options to ask questions and comments. If you would like to speak, click, or tap on the "RAISE HAND" button on the menu bar on the bottom of your screen at any time during the agenda item. You will be called on and will have the opportunity to speak to the Commission and the audience.

If you prefer to type your question or comment, click, or tap on the "Q&A" button on the menu bar at the bottom of your screen at any time during the agenda item. Once all attendees have had an opportunity to speak, I will read out loud any written questions and comments that have been posted to the Q&A.

For those joining by phone, we're unable to take spoken testimony, however, you can email your questions and/or comments to the Commission at Planning@phila.gov.

This meeting will be recorded and posted to our website.

Mr. Fecteau turned the meeting over to Chair Fadullon, the Commission Chair to begin the meeting.

1. Action Item: Approval of the Meeting Minutes for December 8, 2020.

Chair Fadullon asked the Commission if there was a motion to approve the December Minutes. Upon the motion made by Commissioner Syrnick and seconded by Commissioner Chen to approve the December Minutes (00:03:15). Motion carried unanimously (8-0).

2. Executive Director's Update.

- Items in Accord with Previous Policy

- i. [Property Bill No. 200677](#): Authorize the Department of Public Property to acquire, on behalf of the City, an easement in the area bounded by Chestnut Street, 12th Street, Market Street, and 11th Street, all under certain terms and conditions. Introduced by Councilmember Squilla on December 3, 2020

The purpose of this Bill is to maintain public access to the internal street and sidewalk grid as part of the East Market development project.

- ii. [Streets Bill No. 210002](#): Amending Section 2 of an Ordinance (Bill No. 140902) approved March 4, 2015, entitled "An Ordinance authorizing the revision of lines and grades on a portion of City Plan Nos. 224 and 232 by striking from the City Plan and vacating Cayuga Street from Whitaker Avenue to its terminus eastwardly therefrom and reserving and placing on the City Plan a right-of-way for sewer and drainage purposes within the lines of Cayuga Street being stricken and authorizing acceptance of the grant to the City of the said right-of-way, under certain terms and conditions..."

This portion of Cayuga Street is not physically paved or open for public traffic.

- iii. [Property Bill No. 210076](#): Authorizing the Commissioner of Public Property, on behalf of the City, to convey to the Philadelphia Authority for Industrial Development a parcel of land situate at 2401 Chestnut Street, for further conveyance, and authorizing the plotting upon City Plan No. 307 a right-of-way for bridge repair, maintenance and/or reconstruction purposes and for stormwater sewer and drainage purposes, all under certain terms and conditions.

In December of 2019, the Commission recommended the Bill No.190940 for approval. Bill No. 190940 lapsed at the end of the Fall 2019 council session. These two bills are equivalent.

The purpose of this Bill is to transfer ownership of a leased asset from the City to PAID for further conveyance and add a 30' drainage right-of-way on City Plan for the existing sewer.

- 99-year lease from the City to the property owner is expiring
- PennDOT is reconstructing Chestnut Street (on structure)
- 30-foot wide easement for sewer, drainage, and bridge purposes will be retained
- PAID is required to obtain an Economic Opportunity Plan

Redevelopment Items for Administrative Approval

iv. Redevelopment Agreement with Arcadia Commons for 2553 Kern Street

Arcadia Commons requests to purchase this property to preserve the existing community garden and open space on this parcel. Arcadia Commons owns and manages community gardens throughout East Kensington, including the adjacent parcel at 2555 Kern Street. Arcadia Commons has been in existence for eight years. Arcadia Commons' community gardens host farmers markets, neighborhood gatherings, and educational workshops to teach people in the community techniques for growing herbs, flowers, and produce as well as marketable skills such as soap-making and spinning yarn. The products derived from local production are sold at the farmers market or used for personal consumption.

The Commission is required to review Redevelopment Agreements for land that the Redevelopment Authority acquires through eminent domain. The proposed land use must be consistent with the Redevelopment Area Plan and the City's Comprehensive Plan. This is an advisory review. The Redevelopment Authority is not bound by the Commission's recommendation. This proposal is in accord with the Redevelopment Area Plan and the Comprehensive Plan.

Public outreach is not required for PCPC review as part of the disposition process. The Redevelopment Authority may request a public meeting as part of a Request for Proposal (RFP process). This land was not sold through an RFP. Instead, it was sold through the Redevelopment Authority's non-competitive bidding process.

- PCPC Staff Realignment
- Reimagine Philadelphia
- Educational Videos
- Citizen's Planning Institute Spring Course Applications
- PCPC Work Plan Highlights

3. Extend PCPC's [emergency regulations](#) to June 1, 2021 (Presented by Eleanor Sharpe)

The emergency regulations will include the following provisions:

Affected Period

- These Emergency Regulations pertain only to the period from present to June 1, 2021
- They would continue to be in effect upon approval by the Commission.
- Extension of these Emergency Regulations beyond June would require further action by the Commission.

Notice from PCPC

- For any appeal filed during the affected period, PCPC will send notice to applicants as soon as practicable.

Neighborhood Meetings

- For the duration of the affected period, the date of notification from PCPC shall serve as the start of the 45-day period during which the Zoning Board of Adjustments (ZBA) cannot hear a case unless the applicant first attends a Neighborhood Meeting convened by the designated Coordinating Registered Community Organization(s) (RCOs).
- For any application where an appeal was filed prior to, but expired during, the affected period, the aforementioned 45-day period, is extended to 45 days following, the adoption of these regulations.
- If the Coordinating RCO(s) cannot host a public meeting in person or in a virtual setting, they must contact the Planning Commission, the ZBA, and the District Councilperson within ten (10) days of receiving notice from the applicant.
- In such cases, the Commission, may request that the District Councilperson choose another RCO whose boundaries include the subject property be chosen as the Coordinating RCO or may make an alternative recommendation that it deems in the best interests of the City of Philadelphia.

Staff recommendation is for approval.

Attorney, Len Reuter read the emergency regulations document into the record.

Questions and comments from the public (00:19:52).

Allison Weiss stated that one of the RCO's asked the attorney on the letter of notification to attach an absentee ballot not to attend the virtual meeting and to be able to vote by mail in. Mr. Reuter responded to Ms. Weiss.

Seeing no further questions or comments, Chair Fadullon asked the Commission if there was a motion to approve staff recommendation.

Upon the motion made by Commissioner Syrnick and seconded by Commissioner Eiding (00:22:02). Staff recommendation for approval to extend Emergency Regulations for Neighborhood Meetings, was approved.

Chair Fadullon polled the Commission for the vote. Approved by Commissioner Syrnick, Commissioner Chen, Commissioner Bumb, Commissioner Gaston, Commissioner Castle, Commissioner Gonzalez, Commissioner Eiding and Commissioner Capita. Motion carried unanimously (8-0).

4. Action Item: [Zoning Bill No. 210075](#): Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” by revising and clarifying certain provisions and making technical changes, all under certain terms and conditions. Introduced by Councilmember Johnson on February 4, 2021 (Presented by Mason Austin)

Staff recommendation is for approval.

The bulk of the proposed legislation includes assorted technical changes, which address drafting mechanics, language, and errors, but do not make substantive changes to the provisions or application of the Code. However, the legislation also includes a small number of substantive changes, which are outlined in detail below. Both substantive and technical changes are based on the recommendations of the Zoning Technical Committee, an inter-agency group comprised of the Department of Licenses & Inspections, Philadelphia City Planning Commission, the Development Services Division, and the Law Department, formed to conduct a review of the Zoning Code.

The provisions have been compiled over the last several years and are intended to clarify the zoning code to enhance legibility and implementation as well as to improve the quality of development throughout the city.

Questions and comments from the public (00:32:27).

Chris raised concerns regarding vehicle maintenance and repair changes, then stated that there should be stronger regulations for CMX3.

Allison Weiss stated that the parking situation, should be reconsidered around schools.

Questions and comments from the Commission.

Commissioner Gaston stated that given the amount of information to absorb at one time within the timeframe, for the future, perhaps there could be more time to review before the Commission is asked to vote.

Seeing no further questions or comments, Chair Fadullon asked the Commission asked for a motion from the Commission.

Upon the motion made by Commissioner Gaston and seconded by Commissioner Gonzalez (00:33:05). Staff recommendation for approval was approved.

Chair Fadullon polled the Commission for the vote. Approved by Commissioner Syrnick, Commissioner Chen, Commissioner Bumb, Commissioner Gaston, Commissioner Castle, Commissioner Gonzalez, Commissioner Eiding and Commissioner Capita. Motion carried unanimously (8-0).

At the minute mark in video (00:35:53), Chair Fadullon held off on the agenda to introduce special guest, Budgeting Director, to explain why the Capital Budget wasn't happening at the current meeting and what is going on with the City budget process this year. Marisa Waxman provided the report. The Capital Budget is expected to return at the Planning Commission meeting, April 2021.

5. Action Item: [Zoning Bill No. 210081](#): Amending Chapter 9-3900 of The Philadelphia Code, entitled "Property Licenses and Owner Accountability;" Section A-906, entitled "Property License Fees;" Chapter 14-604, entitled "Accessory Uses and Structures;" and Chapter 19-2400, entitled "Hotel Room Rental Tax," to add and revise provisions related to the use of properties for limited lodging and hotel purposes and to the collection of hotel rental taxes in connection therewith; all under certain terms and conditions. Introduced by Councilmember Squilla on February 4, 2021 (Presented by Ian Hegarty)

Staff recommendation is for approval.

This Bill changes the requirements for limited lodging. Limited Lodging allows Operators, who may be homeowners or tenants, to rent out rooms or units in a building by advertising through a third-party Booking Agent, such as AirBnB. Presently, there are two types of limited lodging. Short-Term Limited Lodging allows operators to provide accommodation for up to 90 days per year, whereas Limited Lodging Homes allow operators to allow visitors for up to 180 days per year. In each case the maximum duration of any one visitor's stay is limited to 30 consecutive days.

While there are benefits to allowing residents to supplement their income by occasionally allowing visitors, problems arise when dwelling units are essentially converted to hotel rooms. First, there are clear impacts on neighbors when dwelling units are frequently or exclusively rented to visitors without effective measures to avoid noise and other disruptive guest behavior. Furthermore, there is growing evidence that unregulated Limited Lodging can increase the cost of housing. By removing these units from the general housing market, Operators may be driving increases in housing costs by limiting supply.

The intent of this bill is to preserve residents' right to accommodate visitors in their homes, while curtailing abuses. Under the proposed bill, a Limited Lodging Operator must be the primary resident of the dwelling unit. A primary resident is defined as a natural person who either owns the unit or is a resident tenant for more than half of the year. Operators will now be required to obtain a limited lodging license. There will be no limit on the number of days per year, provided no visitor stays longer than 30 days.

Rooms or apartments that have no primary resident will be classified as visitor accommodations. This use is only permitted by-right in CMX-3, 4, 5, and RMX-3 zoning districts.

Under the proposed legislation, zoning definitions and fees become effective upon passage. The licensing requirements for Operators and Booking agents will not become effective until April 1, 2022.

This Bill effectively addresses land use incompatibility and housing market impacts associated with Limited Lodging. By requiring units that are effectively hotel rooms to be located in commercial zoning districts, the bill will limit nuisance impacts in residential areas. The bill also prevents Operators from owning multiple full-time lodging units unless they can obtain a use permit for visitor accommodations. This limits the displacement of residential units and, therefore, the overall effect of Limited Lodging on the housing market.

Questions and comments from the Commission (00:43:41).

Commissioner Gaston had a question about the project summary: Booking Agents required to make periodic reports to L & I. Airbnb, listed the rent online and collected the information from the operator, which is basic information such as, how many units have been licensed, number and duration of stays, could be required by L & I by regulations in concert with the ordinance. What is L & I going to do with the information when their part is to provide the license? Mr. Hegarty said, his assumption would be, purpose of consolidating and reporting back to City Council and the public to give an estimate of how effective this regulation regime is. Chair Fadullon added, she would assume that the information is collected to help promote compliance and enforcement. Commissioner Gonzalez asked to define operators and Commissioner Chen inquired about the fee. Eleanor Sharpe added that she didn't recall any discussions with Commerce to determine the cost.

Further discussion continued at the minute mark in video (00:48:12) about reporting, between Commissioner Gaston and Ms. Sharpe. Mr. Austin provided the annual fee for operator, would be \$150.00 and for the Booking Agents, \$7,000.00 for the initial, and \$5,000.00 for the renewal. Commissioner Gonzalez inquired about a similar situation concerning Zoning designations, to be able to build accessory plumbing units as permissible. Chair Fadullon clarified what that meant.

Seeing no further questions or comments, Chair Fadullon asked the Commission asked for a motion from the Commission.

Upon the motion made by Commissioner Gonzalez and seconded by Commissioner Chen (00:55:02). Staff recommendation for approval was approved.

Chair Fadullon polled the Commission for the vote. Approved by Commissioner Syrnick, Commissioner Chen, Commissioner Bumb, Commissioner Castle, Commissioner Gonzalez, Commissioner Eiding and Commissioner Capita. Motion carried unanimously, with one abstention (7-0).

Commissioner Gaston abstained from this item.

6. Action Item: [Zoning Bill No. 210078](#): Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” by revising and clarifying certain provisions and making technical changes, all under certain terms and conditions. Introduced by Councilmember Quiñones-Sánchez on February 4, 2021 (Presented by Mason Austin).

The legislation includes an array of substantive changes to the zoning Code aimed at advancing equitable development in the city and reducing the number of cases reviewed by the Zoning Board of Adjustments. These changes were based on recommendations of the COVID-19 Development Working Group, which was composed of the City Solicitor, the Department of Planning and Development, the Department of Licenses & Inspections, and the Council of the City of Philadelphia. Many of the changes that emerged from the this working group originated from recommendations of the Zoning Technical Committee, an inter-agency group comprised of the Department of Licenses & Inspections, Philadelphia City Planning Commission, the Development Services Division, and the Law Department, formed to conduct a review of the Zoning Code. The stated goal of the legislation is to support the safe and healthy restart of community-driven, equitable development activities.

The provisions have been compiled over the last year or longer and will significantly advance many goals articulated in the Comprehensive Plan. Greater detail on the impacts of specific provisions is included below.

Staff recommendation is for approval.

Questions and comments from the Commission (01:10:47).

Commissioner Gaston inquired about the new RSA-6 designation and wanted to know if there’s something that will forbid or not allow overbills [third-story additions], which may not be appropriate for small streets. Mr. Austin stated that they can only give the regulations – they can’t say when the Zoning Board will rule that it isn’t an interest of the City to abide by the regulations. Chair Fadullon added, that it would not be allowed by-right. If someone wanted to, it would move them into a variance, and they’d have to go to ZBA to get permission.

Further discussion continued regarding the subject, at the minute mark in video (01:13:17).

Questions and comments from the public (01:20:09).

Mr. Fecteau read the following questions: Is there a list of Bills that focus on sustaining homeowners from the variance requests for multi-family units? Mr. Austin responded to this question.

John Scott commented on the new RSA-6 designation, the reduction in lot sizes isn’t a good idea and doesn’t provide any benefits for the existing blocks, other than to make some of the blocks more subdividable. Mr. Scott asked the Commission to reconsider the two lot dimension proposals.

Robin Miller was curious about the rationale of the public commentary and voting on Bills and if there's any consideration. Ms. Miller also mentioned that development has taken the nature of the City of Philadelphia from a homeowner base, to a tenant base society. Lastly, Ms. Miller asked if that can be changed and wanted to know if public opinion expressed in these forums are taken into consideration and why does the vote continue even though opinions have been expressed to the contrary. Chair Fadullon addressed Ms. Miller comments and questions and explained the step-by-step process, adding that the Planning Commission provides a recommendation to City Council and often the recommendation, is tempered based on what was heard from the public comments.

Chris commented on the RSA-6 designation and lower height limits and felt that density should go up, rather than go down.

Robin asked the Commission to respond to her question about by-right, that was addressed by Chair Fadullon.

Mr. Fecteau read a question pertaining to the new SPCIV Classification and holistic remapping of existing schools, hospitals, and places of worship. Mr. Austin addressed the question. Ms. Sharpe added that the final decision, is up to each Council person to determine what gets mapped in their district. The second part of the question was read by Mr. Fecteau: If a religious or other use is memorialized in the new SPCIV, what redevelopment options would it offer. Also, with SPCIV, are there any concerns, especially with COVID-19, holding religious services for a period of time may conform use whereas, memorializing them as SPCIV would preserve it. Mr. Austin addressed these questions.

North Central Philadelphia, CDC inquired about the ZBA rulings, Planning Commission and RCO process, loss of homeownership, by-right process, and 2035 Plan. Mr. Fecteau addressed the 2035 Plan question, while Chair Fadullon addressed and explained the additional questions in detail.

Seeing no further questions or comments, Chair Fadullon asked the Commission asked for a motion from the Commission.

Upon the motion made by Commissioner Eiding and seconded by Commissioner Capita (01:47:23). Staff recommendation for approval was approved.

Chair Fadullon polled the Commission for the vote. Approved by Commissioner Chen, Commissioner Bumb, Commissioner Gaston, Commissioner Castle, Commissioner Eiding, Commissioner Capita and Commissioner Gonzalez. Motion carried unanimously, with one abstention (7-0).

Commissioner Syrnick abstained from this item.

Upon the motion made by Commissioner Chen and seconded by Commissioner Gaston to adjourn the Planning Commission at the minute mark in video (01:48:42).

Meeting adjourned at 2:48 p.m. The next City Planning Commission Meeting is scheduled for

Thursday, March 16, 2021 at 1:00 p.m. via Zoom platform.

SUMMARY

1. Action Item: Approval of the Meeting Minutes for December 8, 2020.

APPROVED

2. Executive Director's Update.

Items in Accord with Previous Policy

- i. [Property Bill No. 200677](#): Authorize the Department of Public Property to acquire, on behalf of the City, an easement in the area bounded by Chestnut Street, 12th Street, Market Street, and 11th Street, all under certain terms and conditions. Introduced by Councilmember Squilla on December 3, 2020
- ii. [Streets Bill No. 210002](#): Amending Section 2 of an Ordinance (Bill No. 140902) approved March 4, 2015, entitled "An Ordinance authorizing the revision of lines and grades on a portion of City Plan Nos. 224 and 232 by striking from the City Plan and vacating Cayuga Street from Whitaker Avenue to its terminus eastwardly therefrom and reserving and placing on the City Plan a right-of-way for sewer and drainage purposes within the lines of Cayuga Street being stricken and authorizing acceptance of the grant to the City of the said right-of-way, under certain terms and conditions..."
- iii. [Property Bill No. 210076](#): Authorizing the Commissioner of Public Property, on behalf of the City, to convey to the Philadelphia Authority for Industrial Development a parcel of land situate at 2401 Chestnut Street, for further conveyance, and authorizing the plotting upon City Plan No. 307 a right-of-way for bridge repair, maintenance and/or reconstruction purposes and for stormwater sewer and drainage purposes, all under certain terms and conditions.

Redevelopment Items for Administrative Approval

- iv. Redevelopment Agreement with Arcadia Commons for 2553 Kern Street
 - PCPC Staff Realignment
 - Reimagine Philadelphia
 - Educational Videos
 - Citizen's Planning Institute Spring Course Applications
 - PCPC Work Plan Highlights
3. Extend PCPC's [emergency regulations](#) to June 1, 2021 (Presented by Eleanor Sharpe)

APPROVED

4. Action Item: [Zoning Bill No. 210075](#): Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” by revising and clarifying certain provisions and making technical changes, all under certain terms and conditions. Introduced by Councilmember Johnson on February 4, 2021 (Presented by Mason Austin)

APPROVED

5. Action Item: [Zoning Bill No. 210081](#): Amending Chapter 9-3900 of The Philadelphia Code, entitled “Property Licenses and Owner Accountability;” Section A-906, entitled “Property License Fees;” Chapter 14-604, entitled “Accessory Uses and Structures;” and Chapter 19-2400, entitled “Hotel Room Rental Tax,” to add and revise provisions related to the use of properties for limited lodging and hotel purposes and to the collection of hotel rental taxes in connection therewith; all under certain terms and conditions. Introduced by Councilmember Squilla on February 4, 2021 (Presented by Ian Hegarty)

APPROVED

6. Action Item: [Zoning Bill No. 210078](#): Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” by revising and clarifying certain provisions and making technical changes, all under certain terms and conditions. Introduced by Councilmember Quiñones-Sánchez on February 4, 2021 (Presented by Mason Austin)

APPROVED

Attended	User Name (Original Name)	First Name	Last Name	Email	Registration Time	Approval Status	Join Time	Leave Time	Time in Session (minutes)	Country/Region Name
Yes	Maria Quinones Sanchez	Maria	Quinones Sanchez	councilwomansanchezreply@gmail.com	2/25/2021 13:20	approved	2/25/2021 13:20	2/25/2021 13:20	1	United States of America
Yes	Talani Mathis	Talani	Mathis	tms324@drexel.edu	2/25/2021 13:01	approved	2/25/2021 13:01	2/25/2021 14:50	109	United States of America
Yes	Martine Decamp	Martine	Decamp	martine.decamp@phila.gov	2/25/2021 13:02	approved	2/25/2021 13:02	2/25/2021 14:50	108	United States of America
Yes	Chris Mejia-Smith	Chris	Mejia-Smith	csmithau@gmail.com	2/25/2021 13:04	approved	2/25/2021 13:04	2/25/2021 13:19	16	United States of America
Yes	Chris Mejia-Smith	Chris	Mejia-Smith	csmithau@gmail.com			2/25/2021 13:20	2/25/2021 14:50	90	United States of America
Yes	Ayse Unver	Ayse	Unver	ayse.unver@phila.gov	2/25/2021 12:58	approved	2/25/2021 13:01	2/25/2021 14:50	109	United States of America
Yes	Cameron Adamez	Cameron	Adamez	cameron@soycow.org	2/25/2021 13:00	approved	2/25/2021 13:01	2/25/2021 13:50	49	United States of America
Yes	Eric Bodzin	Eric	Bodzin	eric.bodzin@phila.gov	2/25/2021 13:23	approved	2/25/2021 13:23	2/25/2021 14:50	87	United States of America
Yes	Emma McCabe	Emma	McCabe	mccabeem@pennlaw.upenn.edu	2/25/2021 13:02	approved	2/25/2021 13:02	2/25/2021 14:50	108	United States of America
Yes	North Central Phila CDC & Logan (LCEC) Host: Tinamarie Russell	North	Central Phila CDC & Logan (LCEC) Host: Tinamarie Russell	tinamariell@gmail.com	2/25/2021 13:01	approved	2/25/2021 13:01	2/25/2021 14:39	98	United States of America
Yes	North Central Phila CDC & Logan (LCEC) Host: Tinamarie Russell	North	Central Phila CDC & Logan (LCEC) Host: Tinamarie Russell	tinamariell@gmail.com			2/25/2021 14:41	2/25/2021 14:50	10	United States of America
Yes	John Scott	John	Scott	jscott1806@outlook.com	2/25/2021 13:13	approved	2/25/2021 13:13	2/25/2021 13:34	22	United States of America
Yes	John Scott	John	Scott	jscott1806@outlook.com			2/25/2021 13:35	2/25/2021 13:38	3	United States of America
Yes	John Scott	John	Scott	jscott1806@outlook.com			2/25/2021 13:44	2/25/2021 13:45	1	United States of America
Yes	John Scott	John	Scott	jscott1806@outlook.com			2/25/2021 13:45	2/25/2021 13:46	1	United States of America
Yes	John Scott	John	Scott	jscott1806@outlook.com			2/25/2021 13:46	2/25/2021 14:49	64	United States of America
Yes	John Scott	John	Scott	jscott1806@outlook.com			2/25/2021 13:38	2/25/2021 13:40	2	United States of America
Yes	John Scott	John	Scott	jscott1806@outlook.com			2/25/2021 13:41	2/25/2021 13:41	1	United States of America
Yes	John Scott	John	Scott	jscott1806@outlook.com			2/25/2021 13:43	2/25/2021 13:44	1	United States of America
No	Johanna Ramos	Johanna	Ramos	johanna.ramos@phila.gov	2/19/2021 16:13	approved	--	--	--	
Yes	Jay Bardhan	Jay	Bardhan	jbardhan@alum.mit.edu	2/25/2021 13:02	approved	2/25/2021 13:03	2/25/2021 13:21	19	United States of America
Yes	Ian Litwin	Ian	Litwin	ian.litwin@phila.gov	2/25/2021 13:09	approved	2/25/2021 13:09	2/25/2021 14:49	101	United States of America
Yes	Greg Danks	Greg	Danks	gwdanks@pa1call.org	2/25/2021 12:59	approved	2/25/2021 13:01	2/25/2021 14:49	108	United States of America
Yes	JIOVANNIE CARRASQUILLO	JIOVANNIE	CARRASQUILLO	jdcarrasquillo@yahoo.com	2/25/2021 13:20	approved	2/25/2021 13:20	2/25/2021 14:26	67	United States of America
Yes	GAELE PIERRE-LOUIS	GAELE	PIERRE-LOUIS	gaellepl@upenn.edu	2/25/2021 12:57	approved	2/25/2021 13:01	2/25/2021 14:01	60	United States of America
Yes	GAELE PIERRE-LOUIS	GAELE	PIERRE-LOUIS	gaellepl@upenn.edu			2/25/2021 14:08	2/25/2021 14:50	43	United States of America
Yes	Alec L'Amoreaux	Alec	L'Amoreaux	alec_lamoreaux@berkeley.edu	2/25/2021 13:48	approved	2/25/2021 13:48	2/25/2021 13:52	4	United States of America
Yes	Alec L'Amoreaux	Alec	L'Amoreaux	alec_lamoreaux@berkeley.edu			2/25/2021 13:52	2/25/2021 14:30	38	United States of America
Yes	Jonathan - Planning & Development - (he/him)	Jonathan	- Planning & Development - (he/him)	jonathangoins@gmail.com	2/25/2021 13:18	approved	2/25/2021 13:19	2/25/2021 14:50	91	United States of America
Yes	Karen Joo	Karen	Joo	hrjoo@upenn.edu	2/25/2021 13:37	approved	2/25/2021 13:37	2/25/2021 13:47	11	United States of America
Yes	Karen Joo	Karen	Joo	hrjoo@upenn.edu			2/25/2021 13:53	2/25/2021 14:31	39	United States of America
Yes	Matt Wysong (he/him)	Matt	Wysong (he/him)	matt.wysong@phila.gov	2/25/2021 13:14	approved	2/25/2021 13:14	2/25/2021 14:39	85	United States of America
No	Jordan Oh	Jordan	Oh	jordanohx@gmail.com	2/4/2021 23:56	approved	--	--	--	
Yes	Charmayne	Charmayne		mayne1133@msn.com	2/25/2021 13:29	approved	2/25/2021 13:29	2/25/2021 14:50	81	United States of America
Yes	Sarah Chiu	Sarah	Chiu	sarah.chiu@phila.gov	2/25/2021 13:05	approved	2/25/2021 13:05	2/25/2021 14:49	105	United States of America
Yes	John.Haak - Philadelphia	John.Haak	- Philadelphia	john.haak@phila.gov	2/25/2021 13:05	approved	2/25/2021 13:06	2/25/2021 14:50	105	United States of America
Yes	Jennifer Lessick	Jennifer	Lessick	jlessick@sas.upenn.edu	2/25/2021 13:00	approved	2/25/2021 13:01	2/25/2021 14:36	95	United States of America
Yes	Robin Miller	Robin	Miller	nyparealtor@gmail.com	2/25/2021 13:12	approved	2/25/2021 13:13	2/25/2021 14:50	98	United States of America
Yes	Dave Munson (PCPC Staff)	Dave	Munson (PCPC Staff)	david.munson@phila.gov	2/25/2021 12:53	approved	2/25/2021 13:01	2/25/2021 14:50	109	United States of America
Yes	Gillian Tiley	Gillian	Tiley	gtiley@upenn.edu	2/25/2021 13:00	approved	2/25/2021 13:01	2/25/2021 14:49	109	United States of America
No	Cheryl Gaston	Cheryl	Gaston	clgjd@icloud.com	2/25/2021 12:57	approved	--	--	--	
Yes	David Kanthor	David	Kanthor	david.kanthor@phila.gov	2/25/2021 13:10	approved	2/25/2021 13:11	2/25/2021 14:39	89	United States of America
No	Charles Simmons	Charles	Simmons	charlessimmonsrf63@gmail.com	2/22/2021 18:14	approved	--	--	--	
No	Zoom user	Zoom	user	ushxq6ukze@privaterelay.appleid.com	2/22/2021 15:40	approved	--	--	--	
Yes	mina.m	mina.m		mina.monavarian@phila.gov	2/25/2021 13:01	approved	2/25/2021 13:01	2/25/2021 14:49	109	United States of America
Yes	Shaniyla Johnson	Shaniyla	Johnson	sj704@scarletmail.rutgers.edu	2/25/2021 13:00	approved	2/25/2021 13:01	2/25/2021 13:34	34	United States of America
Yes	Shaniyla Johnson	Shaniyla	Johnson	sj704@scarletmail.rutgers.edu			2/25/2021 13:34	2/25/2021 14:29	56	United States of America
Yes	Shaniyla Johnson	Shaniyla	Johnson	sj704@scarletmail.rutgers.edu			2/25/2021 14:32	2/25/2021 14:49	17	United States of America
Yes	Robin Miller	Robin	Miller	nypahomes@gmail.com	2/25/2021 13:07	approved	2/25/2021 13:07	2/25/2021 14:37	90	United States of America
Yes	Rob Call	Rob	Call	rob.call@phila.gov	2/25/2021 13:02	approved	2/25/2021 13:02	2/25/2021 14:49	108	United States of America
Yes	ADRIAN RENTAS	ADRIAN	RENTAS	aer168@scarletmail.rutgers.edu	2/25/2021 13:00	approved	2/25/2021 13:01	2/25/2021 14:40	99	United States of America
Yes	Garlen Capita	Garlen	Capita	capitagarlen@gmail.com	2/25/2021 13:04	approved	2/25/2021 13:04	2/25/2021 13:05	2	United States of America
Yes	Garlen Capita	Garlen	Capita	capitagarlen@gmail.com			2/25/2021 13:06	2/25/2021 13:09	4	United States of America
Yes	Cindy	Cindy		conovercyn21@gmail.com	2/25/2021 12:52	approved	2/25/2021 13:01	2/25/2021 14:50	109	United States of America
No	Jordan Konell	Jordan	Konell	jkonell@pennlaw.upenn.edu	1/11/2021 18:31	approved	--	--	--	
Yes	Jametta Johnson	Jametta	Johnson	jametta.johnson@phila.gov	2/25/2021 13:07	approved	2/25/2021 13:08	2/25/2021 14:50	102	United States of America
Yes	Donna Carney	Donna	Carney	donna.carney@phila.gov	2/25/2021 13:00	approved	2/25/2021 13:01	2/25/2021 14:50	109	United States of America
Yes	Gordon Estes	Gordon	Estes	gcestes@upenn.edu	2/25/2021 13:02	approved	2/25/2021 13:02	2/25/2021 14:49	108	United States of America
Yes	M Robertson	M	Robertson	gtwnpdhub@gmail.com	2/25/2021 13:04	approved	2/25/2021 13:04	2/25/2021 13:05	1	United States of America
Yes	M Robertson	M	Robertson	gtwnpdhub@gmail.com			2/25/2021 13:05	2/25/2021 13:06	1	United States of America
Yes	M Robertson	M	Robertson	gtwnpdhub@gmail.com			2/25/2021 13:06	2/25/2021 13:08	3	United States of America
Yes	M Robertson	M	Robertson	gtwnpdhub@gmail.com			2/25/2021 13:08	2/25/2021 13:09	1	United States of America
Yes	M Robertson	M	Robertson	gtwnpdhub@gmail.com			2/25/2021 13:09	2/25/2021 13:09	1	United States of America
Yes	M Robertson	M	Robertson	gtwnpdhub@gmail.com			2/25/2021 13:09	2/25/2021 13:10	1	United States of America
Yes	M Robertson	M	Robertson	gtwnpdhub@gmail.com			2/25/2021 13:10	2/25/2021 13:14	5	United States of America
Yes	M Robertson	M	Robertson	gtwnpdhub@gmail.com			2/25/2021 13:25	2/25/2021 14:35	70	United States of America
Yes	Charlotte Raty	Charlotte	Raty	craty@pennlaw.upenn.edu	2/25/2021 13:00	approved	2/25/2021 13:01	2/25/2021 14:21	81	United States of America
Yes	Frances Conwell	Frances	Conwell	imani213@msn.com	2/25/2021 14:32	approved	2/25/2021 14:32	2/25/2021 14:50	18	United States of America
Yes	Joseph Tozzi	Joseph	Tozzi	josephk.tozzi@gmail.com	2/25/2021 12:52	approved	2/25/2021 13:01	2/25/2021 14:12	72	United States of America
Yes	a weiss/SoLo	a	weiss/SoLo	awfromhh4@gmail.com	2/25/2021 12:56	approved	2/25/2021 13:01	2/25/2021 14:50	109	United States of America
Yes	a weiss/SoLo	a	weiss/SoLo	awfromhh4@gmail.com			2/25/2021 13:01	2/25/2021 13:01	1	United States of America
Yes	Neil	Neil		setrose2006@yahoo.com	2/25/2021 13:01	approved	2/25/2021 13:01	2/25/2021 14:50	109	United States of America
Yes	Natalie Tse	Natalie	Tse	nt355@rutgers.edu	2/25/2021 12:59	approved	2/25/2021 13:01	2/25/2021 14:50	109	United States of America
Yes	Jeanine NET CUA 1	Jeanine	NET CUA 1	jeanine.baxter@net-centers.org	2/25/2021 13:40	approved	2/25/2021 13:40	2/25/2021 14:50	70	United States of America
Yes	Kacie Liss	Kacie	Liss	katherine.liss@phila.gov	2/25/2021 13:03	approved	2/25/2021 13:03	2/25/2021 14:50	107	United States of America
Yes	Nicole Ozdemir	Nicole	Ozdemir	tu07913@temple.edu	2/25/2021 13:08	approved	2/25/2021 13:08	2/25/2021 14:50	102	United States of America
Yes	Maryjones	Maryjones		mary.jones@phila.gov	2/25/2021 13:37	approved	2/25/2021 13:37	2/25/2021 14:50	73	United States of America
Yes	Greg Waldman	Greg	Waldman	gregory.waldman@phila.gov	2/25/2021 13:17	approved	2/25/2021 13:18	2/25/2021 14:40	83	United States of America
No	Edward Morris	Edward	Morris	efmorris55@yahoo.com	2/19/2021 18:49	approved	--	--	--	
Yes	Eugene Desyatnik	Eugene	Desyatnik	jamalogist@gmail.com	2/25/2021 13:01	approved	2/25/2021 13:01	2/25/2021 14:50	109	United States of America
Yes	Charlotte Greer-Brown	Charlotte	Greer-Brown	theelite30association@aol.com	2/25/2021 12:58	approved	2/25/2021 13:01	2/25/2021 14:19	78	United States of America
Yes	Charlotte Greer-Brown	Charlotte	Greer-Brown	theelite30association@aol.com			2/25/2021 14:19	2/25/2021 14:50	32	United States of America
Yes	Patrick Eiding	Patrick	Eiding	peiding@philaflacio.org	2/22/2021 10:08	upgraded to panelist	2/25/2021 13:05	2/25/2021 13:07	3	United States of America
Yes	Galaxy Tab A	Galaxy	Tab A	jpc2042@aol.com	2/25/2021 13:03	approved	2/25/2021 13:03	2/25/2021 14:50	108	United States of America
		18563664809					2/25/2021 13:17	2/25/2021 13:18	1	United States of America
		18563664809					2/25/2021 13:18	2/25/2021 14:50	92	United States of America

#	Question	Asker Name	Asker Email	Answer(s)	
1	Hi its Commissioner Capita, I accidentally joined with the public link then logged off and re-joinend can you see me.	Garlen Capita	capitagarlen@gmail.com	yes. will note for the record in a minute. Glad to see you.	
2	have absentee ballots attached to letters of notification been authorized are they accepted as a vote at an rco meeting	a weiss/SoLo	awfromhh4@gmail.com	live answered	
3	i would say schools need parking moist school yards that should be for plkay end up as parking lots and in neighborhoods	a weiss/SoLo	awfromhh4@gmail.com		
4	Is this session recorded? If so can the link be shared ?	North Central Phila CDC & Logan (LCEC) Host: Tinamarie Russell	tinamariellc@gmail.com	live answered	Hell Tinamarie. The sessions on Zoom are recorded. It will be posted on the Commission's website. https://www.phila.gov/departments/philadelphia-city-planning-commission/recordings-of-public-meetings/
5	Thank you and Hello to you David!	North Central Phila CDC & Logan (LCEC) Host: Tinamarie Russell	tinamariellc@gmail.com		
6	HOW DO YOU DETERMINE THEY ARE RESIDENTS. ARE STUDENTS EXEMPT SINCE THEIR LICENCE IS IN THEIR HOME TOWN	North Central Phila CDC & Logan (LCEC) Host: Tinamarie Russell	tinamariellc@gmail.com	live answered	
7	what abuit kitchen equipment	a weiss/SoLo	awfromhh4@gmail.com		
8	hot plates etc	a weiss/SoLo	awfromhh4@gmail.com		
9	how woukd it be regulated	a weiss/SoLo	awfromhh4@gmail.com		
10	Is there a list of bills that focus on sustaining homeowners from the variance reqests of multifamily units?	North Central Phila CDC & Logan (LCEC) Host: Tinamarie Russell	tinamariellc@gmail.com	live answered	
11	could there not be home owner districts	a weiss/SoLo	awfromhh4@gmail.com		
12	yes, agree with robin our city has been changed from liveable walkable greene countrie towne to no green towering buildings loss of history what made phila great	a weiss/SoLo	awfromhh4@gmail.com		
13	Thank you for that answer. Can my comment about by-right be addressed?	Robin Miller	nyparealtor@gmail.com	We can ask the Commission to answer the question live. The short answer is that this would be a violation of private property rights.	
14	With respect to the new SP-CIV classification: (1) Are we likely to see a holistic remapping of exiting schools, hospitals, and (if included) places of worship into this new classification, or would it be at the initiation of neighborhood-driven remapping efforts? (2) If a religious or other use is memorialized as SP-CIV (as opposed to RSA5, RM1, or other variety of categories) -- what redevelopment options would that offer? These underlying zoning classifications are often not considered, until it is up for redevelopment	Eugene Desyatnik	jamalogist@gmail.com	live answered	
15	During COVID-19, as well -- are there concerns that not holding religious services for a period of time may surrender a non conforming use. Many are RSA5 (not necessarily mindfully). Whereas memorializing them as SP-CIV would preserve it	Eugene Desyatnik	jamalogist@gmail.com	live answered	
16	can there be more coordination with the planning commiussion and rco at zba hearings	a weiss/SoLo	awfromhh4@gmail.com		
17	Unfortunately, by-right does not ensure fair housing. It in fact promotes unfair housing.	Robin Miller	nyparealtor@gmail.com	live answered	
18	By promoting un-fair housing, gentrification rather than revitilazaion occurs.	Robin Miller	nyparealtor@gmail.com		