

PHILADELPHIA CITY PLANNING COMMISSION
MEETING VIA ZOOM

MINUTES JUNE 10, 2021

PRESENT:

Anne Fadullon, Commission Chair

Joseph Syrnick, Vice Chair

Charlotte Castle

Michael Rashid

Michael Johns

Maria Gonzalez

Patrick Eiding

Catherine Lamb

Eleanor Sharpe

NOT PRESENT:

Cheryl L. Gaston

Garlen Capita

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

Peter Bernard, 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. Bernard turned the meeting over to Chair Fadullon, the Commission Chair to begin the meeting.

1. Approval of Minutes from May2021

Chair Fadullon asked the Commission if there was a motion to approve the May Minutes. Upon the motion made by Commissioner Johns and seconded by Commissioner Eiding to approve the May Minutes (00:02:31). Motion carried unanimously (7-0).

2. Executive Director's Update.

- The next Civic Design Review Virtual Meeting – July 6th at 1:00 p.m.
- RCO Registration – Registration ends June 30, 2021
- RCO Information Session – June 15, 2021 at 5:30 p.m.
- Organizations with questions should contact RCO@phila.gov or call (267) 225-7559

Due to ongoing budget negotiations, a special meeting may be held with the Planning Commission if there are any amendments to the Capital Budget. The Commission will be notified to assemble a quorum to have a meeting to approve those amendments to meet the legal requirements.

a. Items In Accord

i. Property Bill No. 210444: "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, in parcels of land connecting Tacony Street to the Frankford Arsenal Boat Launch, for public recreational purposes, under certain terms and conditions." Introduced by Councilmember Henon on May 13, 2021

The purpose of this Bill is to connect Tacony St to the Kensington and Tacony Trail and the Frankford Arsenal Boat launch. This will advance Recommendation #27 from the North Delaware District Plan: "Complete the North Delaware Trail, a section of the East Coast Greenway, and connect it to adjacent neighborhoods and existing trails."

ii. Zoning Bill No. 210449: "An Ordinance amending Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' by revising a table within Section 14-701, Dimensional Standards, all under certain terms and conditions." Introduced by Councilmember Johnson on May 13, 2021

This Bill will correct a typographical error that was made in Bill 210075 that reversed the open space and occupied area for the "RMX-3," Residential Mixed-Use district chart found in Table 14-701-2 Dimensional standards for Higher Density. The chart should state that occupied area is 90% for buildings that are five stories and under with one unit and 100% of the lot for all other uses. This code amendment will return the occupied area in the chart to the same standards prior to Bill 210075.

iii. Zoning Bill No. 210470: "An Ordinance amending Chapter 14-900 of The Philadelphia Code, entitled 'Signs,' by providing for new sign controls, entitled '1900 Market Street Digital Display Sign Regulations'; all under certain terms and conditions." Introduced by Councilmember Parker for Council President Clarke on May 2021

This Bill is identical to Bill No. 170282-A which was signed by the Mayor on June 6, 2017. These provisions were removed from the code in the 2020 Zoning Code Omnibus bill (Bill No. 210075) since the sign subject to these provisions is built and in operation. The Center City Residents Association requested these provisions remain in the code.

This Bill will create “1900 Market Street Digital Display Sign Regulations” that will apply to the area on the south side of Market Street between 19th and 20th Streets, and run 65 feet along 19th and 20th Streets south of Market Street. These regulations will apply only to digital display accessory signs that are not permitted by the Zoning Code. Certain types of digital display accessory signs are permitted, and includes the following:

LAND CONDITIONS

Party at Interest: Brandywine Property Trust

Present Use: Eight-story commercial office building

When Bill No. 170282 was reviewed by Planning Commission staff in 2017, the following amendments were recommended. The Planning Commission recommended approval, with amendments at the May 16, 2017 meeting. City Council added two of the six amendments to the Bill.

Staff recommends communicating the other four amendments again, in accord with previous policy.

1. Amend the name of the district to “Market Street West Digital Display Sign Regulations” to be able to include other properties in the future. (not amended)
2. Omit the locator map which is unnecessary with the detailed description they provided in the text. (not amended)
3. For sign measurement determination, the sign should be measured like all the other signs in the code. Our recommendation is to take out the details of how to measure the sign. (amended)
4. To remove the language on how the luminosity of the sign will be measured, this should be determined by Licenses and Inspections that will allow them to adapt to future technologies. (not amended)
5. For the required Traffic Impact study, remove the Planning Commission and replace with the Streets Department where they have specifically qualified staff to review of the traffic report and determining the impact on highway safety and if they are a material distraction. (amended)

6. Specify that the signs under this section are required Art Commission approval. (not amended)

iv. Zoning Bill No. 210484: "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, Erie Avenue, Hunting Park Avenue, Wissahickon Avenue, Railroad Right-of-Way, Clarissa Street, Juniata Street, Germantown Avenue, Hunting Park Avenue, and Roosevelt Boulevard." Introduced by Councilmember Bass on May 20, 2021

Proposed Zoning:

Residential Single-Family: RSA-5

Residential Multi-Family: RM-1

Commercial Mixed-Use: CMX-1, CMX-2, CMX-2.5, CMX-3

Light Industrial: I-1

Industrial Commercial Mixed-Use: ICMX

Industrial Residential Mixed-Use: IRMX

Residential Mixed-Use: RMX-3

Parks and Open Space: SP-PO-A

Existing Zoning:

Residential Single-Family: RSA-3, RSA-5

Residential Multi-Family: RM-1

Commercial Mixed-Use: CMX-2, CMX-2.5, CMX-3

Commercial Auto-Oriented: CA-1

Medium Industrial: I-2

Planning Analysis:

Meets goals of the District Plan zoning section

Locates multifamily to corridors that can support it

Provides a buffer between residential and industrial areas

Completes mixed-use zoning on commercial corridors

Correctively rezones existing uses

Philadelphia City Planning Commission recommended approval in the identical Bill No. 210363, on May 20, 2021. This plan was created with extensive community engagement. PCPC Staff presented the proposed zoning changes recommendations at two public meetings hosted by the 13th Democratic Ward on April 23, 2019 and October 17, 2019. A follow-up meeting was held with Councilmember Bass, PCPC staff, and the 13th Democratic Ward Leader on April 15, 2021.

3. Action Item: Redevelopment Agreement with the Trustees of the University of Pennsylvania for the southeast corner of 34th and Ludlow Streets for 57,000 square feet of office space in the University Core Redevelopment Area. (Presented by Nicole Ozdemir)

This is for two action items: (1) an amendment to the proposed land use in the University City Core Redevelopment Area Plan from Institutional - Residential to Institutional – Educational. That first action item which will enable the second one: (2) Ratification and Fourth Amendment to the Redevelopment Agreement between the Philadelphia Redevelopment Authority and The Trustees of the University of Pennsylvania.

This is the fourth amendment to the original 1986 redevelopment agreement between the PRA and UPenn. The amendment is to allow UPenn to develop and construct a 115,000 – 125,000 sq ft six-story academic and administrative building.

The proposed development is appropriate for the institutional zoning and land uses that currently surround this parcel. However, it does not align with the proposed land use from the 1966 University City Core Redevelopment Area Plan, which called for Institutional – Residential use here. Therefore, the redevelopment area plan needs to be amended to Institutional – Educational proposed use for this site.

This amendment also requires UPenn to include a social impact and community engagement strategy which will culminate in a series of recommendations in a final report. UPenn will dedicate \$1,750,000 for initiatives outlined in the final report. The amendment will extend both the commencement date and the completion date to November 2022, and February 2025, respectively. UPenn will also agree to provide appropriate works of Fine Art in accord with the Percent for Art Program. UPenn will pay \$54,250 to the PRA for this amendment. This proposed project will also be subject to Civic Design Review twice, for the master plan amendment itself, as well as for the specific building.

Staff recommendation is for approval.

1) Amend the University City Core Redevelopment Area Plan.

2) Redevelopment Agreement Amendment with the Trustees of the University of Pennsylvania.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (00:18:05).

Motion by Commissioner Syrnick and seconded by Commissioner Eiding to accept staff recommendation for approval to amend the University City Core Redevelopment Area Plan; and, Redevelopment Agreement Amendment with the Trustees of the University of Pennsylvania.

Chair Fadullon polled the Commission for the vote. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Syrnick, Commissioner Castle, Commissioner Rashid, Commissioner Johns, Commissioner Gonzalez, Commissioner Eiding, and Commissioner Lamb. Motion carried unanimously (7-0).

4. Action Item: Zoning Bill 210479 “An Ordinance to amend the Master Plan for the University of Pennsylvania by areas of land located within an area bounded by Chestnut Street, 33rd Street, Ludlow Street, and 34th Street.” Introduced by Councilmember Gauthier on May 20, 2021. (Presented by Keith Davis)

Staff recommendation is for approval.

The amendment proposes to create a new six-story building to serve the Data Science Division of the School of Engineering. The lower floors are intended for instruction, and the upper floors are to be dedicated to research and offices.

With this proposal, Penn remains well within its building, open space, and parking allowances agreed upon when it entered into agreement with the City of Philadelphia to establish its SP-INS Master Plan district. By keeping within the SP-INS district requirements, the development project reinforces objective 2.3.1 of Philadelphia2035: “Encourage institutional development and expansion through policy and careful consideration of land resources.”

The project proposal seeks to honor a 1986 redevelopment agreement between the University of Penn and the City of Philadelphia to concentrate development in the University City Urban Renewal Area.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (00:22:58).

Motion by Commissioner Syrnick and seconded by Commissioner Gonzalez to accept staff recommendation for approval

Chair Fadullon polled the Commission for the vote. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Syrnick, Commissioner Castle, Commissioner Rashid, Commissioner Johns, Commissioner Gonzalez, Commissioner Eiding, and Commissioner Lamb. Motion carried unanimously (7-0).

5. Action Item: Zoning Bill 210467: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Cecil B. Moore Avenue, 20th Street, Oxford Street, and 21st Street.” Introduced by Councilmember Parker for Council President Clarke on May 20, 2021. (Presented by David Fecteau)

Staff recommendation is not for approval.

This Bill will enable the Philadelphia Housing Authority to build an apartment building on Cecil B Moore Avenue, a warehouse with outdoor storage, accessory and non-accessory parking, on the blocks just south.

Proposed Land Use: Apartments, warehouse with outdoor storage, accessory and non-accessory parking.

Proposed Zoning: RMX-3 (Residential Mixed-Use) and ICMX (Industrial Commercial Mixed Use)

Planning Analysis

Meets Goals of Comprehensive/District Plan: No. This conflicts with the Comprehensive Plan which recommends these blocks for residential use.

Previous Work of the Planning Commission: The Commission recommended approval of Bill No. 170793 in January 2017, which rezoned this neighborhood. That bill placed single-family residential zoning on the neighborhood’s interior blocks, commercial mixed-use zoning where commercial corridors still had businesses, and multi-family residential on formerly commercial blocks that were either residential or mostly vacant, and on blocks that were primarily multi-family.

Impact to Area: Staff believes that a warehouse with outdoor storage in a residential area, where residents never expected this type of facility, will negatively impact these blocks.

How will this benefit the City: Staff does not believe this facility will benefit the City in this location. In our Commission presentation, staff have identified at least four potential locations in industrial areas that would be suitable for this facility. There are many more throughout the city.

Additional Information

Discussions with applicants: Staff has discussed this item with the applicant.

- The applicant has informed staff, that they have applied to the Streets Department to strike the 2000 blocks of Nicholas and Turner Streets. The Commission will have to approve or disapprove the street strikings at a later meeting.

- Commission staff has informed PHA's staff that the even with the rezoning, this proposal, as presented in the preliminary designs (below), would generate variances for:

(1) non-accessory parking in ICMX; (2) parking lot landscaping; and, (3) parking lot screening from adjacent residential property.

Concerns: Introducing a new warehouse in a residential area that has never been industrial. Traffic caused by large trucks operating in residential blocks.

Public Outreach or Community Input: Staff are not aware of what community outreach has or has not happened by either the Housing Authority or the Council office.

Questions and comments from the Commission at the minute mark in video (00:29:40).

Commissioner Johns stated while he's generally familiar with the authorities goal, which is to provide warehouse close to where most of their units are, he's in agreement with the Commission that it's probably not the best place for it and thinks that it should be located someplace else. Chair Fadullon added that there are some potential other sites and are interested in working with the housing authority as Commissioner Johns points out, they understand the need for this type of facility close to where PHA has its units so that it can maximize productivity and think that there may be some liable alternatives to where to place this facility.

Questions and comments from the Public at the minute mark in video (00:31:29).

Abby Poses, of the Philadelphia City Planning Commission, (PCPC) read a comment from Darnetta Arce, Executive Director of the Brewerytown Civic Association and member of the BSCCA RCO, and they are in support of the zoning change.

Andrew Meloney, of the Philadelphia Housing Authority, (PHA) stated that he was available for any questions from the Commission, then provided information about the housing projects and senior housing in the area.

Ben She expressed concerns about the industrial use CMX for residential area and strongly recommend that PHA consider other current vacant sites along the railroad corridor.

Ms. Arce mentioned the logistic center that would have supplies and was unsure of how detrimental it would be to the environment, as well as traffic. In addition to, housing and employment opportunities. They are in support of something that would help build economic development in the community.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (00:37:00).

Motion by Commissioner Eiding and seconded by Commissioner Rashid to accept staff recommendation, not for approval.

Chair Fadullon polled the Commission for the vote. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Syrnick, Commissioner Castle, Commissioner Rashid, Commissioner Johns, Commissioner Eiding, and Commissioner Lamb. Motion carried with one nay (6-0).

Commissioner Gonzalez voted nay on this item.

6. Action Item: Zoning Bill 210468: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Thompson Street (extended), 6th Street, Girard Avenue, Percy Street, Harper Street, and 13th Street and to amend Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ by revising certain provisions of Chapter 14-500, entitled ‘Overlay Zoning Districts,’ by creating the ‘/GAO, Girard Avenue Overlay District,’ all under certain terms and conditions.” Introduced by Councilmember Parker for Council President Clarke on May 20, 2021. (Presented by David Fecteau)

Staff recommendation is not for approval.

The intent of the Bill is to decrease the density allowed on Girard Avenue. Council President Clarke has requested that all CMX-2.5 Commercial Mixed-Use properties be rezoned to CMX-2 Commercial Mixed-Use between 9th Street and 13th Street. This will decrease the allowable height from 55 feet to 38 feet. These properties will still be eligible to use the mixed-income housing bonus to achieve additional density. However, the proposed overlay goes further by lowering the height limit on all properties, from 2nd Street to Broad Street on Girard Avenue, to 38 feet.

Questions and comments from the Commission at the minute mark in video (00:44:36).

Commissioner Rashid asked to be educated on what is meant by an overlay and the effects of an overlay. Chair Fadullon explained and clarified the special exception. Commissioner John asked Mr. Fecteau to explain about his comment, that there could’ve been a request to do something. If the Council office had wanted to, they could’ve asked for a Bill to be rezoned on all the properties.

Questions and comments from the Public at the minute mark in video (00:48:18).

Daniel Trubman urged the Commission to vote against Zoning Bill No. 210468, as it contradicts the city priorities of encouraging transit ridership and facilitating economic development along the Girard corridor.

Ben She supports staff recommendation for the overlay and echoed Mr. Trubman comments.

Mary Jones, Legislator of Council President Darrell Clarke stated that they did request for full zoning but was turned down, which is why they decided to go with the overlay. The overlay is a preservation tool that their office use.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (00:55:00).

Commissioner Johns asked for clarification about the rejection from the Zoning Board. Mr. Fecteau explained the process and result.

Motion by Commissioner Rashid and seconded by Commissioner Eiding to accept staff recommendation, not for approval.

Chair Fadullon polled the Commission for the vote. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Syrnick, Commissioner Castle, Commissioner Rashid, Commissioner Gonzalez, Commissioner Eiding, and Commissioner Lamb. Motion carried with one nay (6-0).

Commissioner Johns voted nay on this item.

7. Zoning Bill No. 210469: “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ to revise certain provisions of Chapter 14-500, entitled ‘Overlay Zoning Districts,’ by amending the /NCP North Central Philadelphia Overlay District, all under certain terms and conditions.” Introduced by Councilmember Parker for Council President Clarke on May 2021. (Presented by David Fecteau)

This Bill will accomplish two objectives, (1) add several small street segments to the boundaries of Area C so the boundary closes, and (2) remove the expired Area B. Area B enabled the construction of two privately-owned and operated high-rise dorms by the Goldenberg Group by-right.

Staff recommendation is for approval.

Questions and comments from the Public at the minute mark in video (01:02:32).

Tina Marie Russell, North Central Philadelphia CDC asked for clarification about Temple housing. Mr. Fecteau stated that it was about housing around Temple, as opposed to Temple housing. Further discussion continued about existing overlay boundaries.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (01:04:29).

Motion by Commissioner Johns and seconded by Commissioner Gonzalez to accept staff recommendation for approval

Chair Fadullon polled the Commission for the vote. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Syrnick, Commissioner Castle, Commissioner Rashid, Commissioner Johns, Commissioner Gonzalez, Commissioner Eiding, and Commissioner Lamb. Motion carried unanimously (7-0).

8. Action Item: Zoning Bill 210480: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Civic Center Boulevard, University Avenue, Spruce Street, and 34th Street.” Introduced by Councilmember Gauthier on May 20, 2021. (Presented by Nicole Ozdemir)

Staff recommendation is for approval.

This Bill was requested by the parcel owner, Children’s Hospital of Philadelphia, (CHOP) and proposes to change the base zoning of some parcels of land surrounding and including Osler Circle to Center City Commercial Mixed-Use, CMX-5 from Commercial Mixed-Use, CMX-3, and Residential Multi-Family, RM-4.

This proposed remapping meets the recommendations of the comprehensive plan as well as specific University Southwest District Plan zoning recommendations. The USW plan recommends for these parcels of land be remapped to CMX-5.

CHOP requested this remapping bill as part of their plans for future development and additions to their site. They have been through DPD’s Developer Services meeting and their proposed new development for this site will have to go through Civic Design Review once they begin to apply for permits.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (01:07:13).

Motion by Commissioner Eiding and seconded by Commissioner Syrnick to accept staff recommendation for approval

Chair Fadullon polled the Commission for the vote. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Syrnick, Commissioner Castle, Commissioner Rashid, Commissioner Johns, Commissioner Gonzalez, Commissioner Eiding, and Commissioner Lamb. Motion carried unanimously (7-0).

9. Action Item: Zoning Bill 210483: “An Ordinance amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Allegheny Avenue, Collins Street, Westmoreland Street, and Tulip Street; all under certain terms and conditions.” Introduced by Councilmember Squilla on May 20, 2021. (Presented by Greg Waldman/Paula Burns)

Staff recommendation is for approval.

This Bill was requested by the parcel owner, 2201 E Allegheny Ave LLC, and proposes to change the base zoning of one parcel of land to Medium Industrial, I-2 from Commercial Mixed-Use, CMX-3.

The proposed remapping is requested by the property owner and does not originate from the comprehensive plan or River Wards District Plan zoning recommendations, which recommends no change to the existing CMX-3 zoning for the site. This property, which sits across Tulip Street from the former Northeast Hospital site, was previously zoned General Industrial, or G2, in the old Code, which is I-2 in the current Code.

The site has a history of industrial use and was rezoned to commercial zoning in the early 2000s... The industrial building was razed and the development that initiated the reason to rezone the property to commercial zoning never materialized.

The property is within the Port Richmond Industrial Development Enterprise (PRIDE) area and is adjacent to an active freight rail line as well as existing industrial operations within industrially zoned parcels. The former Northeast Hospital site is the only other property zoned CMX-3. Accordingly, the proposed remapping complements the zoning of surrounding land uses.

The property owner requested this remapping bill to facilitate a by-right development of a distribution center on the site. PCPC staff received a site plan and conceptual renderings from the applicant that shows a 178,400 sq ft. Industrial building that is 72’ in height, including 150,528 sq ft of convertible freezer area.

Questions and comments from the Commission at the minute mark in video (01:10:56).

Chair Fadullon asked if there was a reason that the one area [Tulip Street] on the proposed zoning, was still being left as a CMX-3. Ms. Burns stated that the person buying the property isn’t in possession of the land, so they didn’t want to necessarily change the zoning of somebody else’s land without a full process. Commissioner Gonzalez inquired about the renderings of what’s being proposed regarding circulation for vehicles given the residential in the area. The renderings and site elevations should’ve been included in the fact sheet.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (01:12:21).

Motion by Commissioner Rashid and seconded by Commissioner Johns to accept staff recommendation for approval

Chair Fadullon polled the Commission for the vote. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Syrnick, Commissioner Castle, Commissioner Rashid, Commissioner Johns, Commissioner Eiding, and Commissioner Lamb. Motion carried with one nay (6-0).

Commissioner Gonzalez voted nay on this item.

10. Action Item: Zoning Bill 210445: “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ by revising and consolidating provisions of Chapter 14-500, entitled ‘Overlay Zoning Districts,’ by amending Section 14-524, entitled ‘/FDO, Fourth District Overlay District,’ and Section 14-527, entitled ‘/WYN, Wynnefield District Overlay District,’ all under certain terms and conditions.” Introduced by Councilmember Jones on May 13, 2021. (Presented by Ian Hegarty)

Staff recommendation is not for approval.

Bill 210445 extends the commercial restrictions of the Wynnefield Overlay (/WYN) to other sections of the fourth Council district. The Overlay District does not contain a purpose statement, but Councilmember Jones has stated that the intent of the previously adopted /WYN Overlay District is to reduce drug-related violence in commercial areas.

Under the proposed Bill 210445, certain common uses will be permitted only by special exception in seven neighborhood commercial corridors and four regional shopping centers. The uses include:

- Consumer Goods
- Food, Beverage, and Groceries
- Sundries, Pharmaceuticals, and Convenience Sales
- Drug Paraphernalia

This Bill would have no effect on the regulation of Drug Paraphernalia stores, as they are presently prohibited in all commercial zoning districts. The three other uses are commonly found throughout the city’s commercial zoning districts. They serve residents’ basic needs with few negative externalities and have therefore been permitted universally, as a matter of right, until the introduction and passage of the /WYN overlay earlier this year.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (01:21:12).

Motion by Commissioner Gonzalez and seconded by Commissioner Eiding to accept staff recommendation, not for approval.

Chair Fadullon polled the Commission for the vote. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Syrnick, Commissioner Castle, Commissioner Rashid, Commissioner Gonzalez, Commissioner Eiding, and Commissioner Lamb. Motion carried with one nay (6-0).

Commissioner Johns voted nay on this item.

11. Action Item: Zoning Bill 210446: “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ to revise certain provisions of Chapter 14-600, entitled ‘Use Regulations,’ by amending use standards for historically designated properties and making related changes; all under certain terms and conditions.” Introduced by Councilmember Jones on May 13, 2021. (Presented by Ian Hegarty)

Staff recommendation is for approval.

Bill 210446 limits the dwelling unit density in RSD zoning districts, where the development includes the re-use of properties that have been listed on the Philadelphia Register of Historic Places.

Presently, the Zoning Code permits CMX-3 development standards to apply to properties that a) have been listed on the Philadelphia Register of Historic Places and b) are certified by the Historical Commission to have been previously used for a commercial or institutional purpose.

The CMX-3 zoning district does not include a dwelling unit density limit. This bill would establish a formula for determining dwelling unit density for historic properties in RSD districts based on lot area. The lot area required per dwelling unit is half of the minimum lot size for the underlying zoning district, as summarized in the following table – see fact sheet.

This approach creates more predictability for redevelopment of historic properties.

Questions and comments from the Commission at the minute mark in video (01:24:27).

Commissioner Syrnick questioned the RSD-2 square foot on the proposed unit density requirement: lot area required per dwelling unit is half of the minimum lot size for the underlying zoning district. Mr. Hegarty noted the error on half of the minimum lot size 7,800 sq. ft. should reflect 3,900 sq. ft., instead of 3,600 sq. ft.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (01:25:16).

Motion by Commissioner Johns and seconded by Commissioner Syrnick to accept staff recommendation for approval.

Chair Fadullon polled the Commission for the vote. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Syrnick, Commissioner Castle, Commissioner Rashid, Commissioner Johns, Commissioner Gonzalez, Commissioner Eiding, and Commissioner Lamb. Motion carried unanimously (7-0).

12. Action Item: Zoning Bill 210471: “An Ordinance authorizing non-accessory parking on the premises located at 4422-24 Ridge Avenue, Philadelphia, Pennsylvania, all under certain terms and conditions.” Introduced by Councilmember Jones on May 20, 2021. (Presented by Ronald Bednar)

Staff recommendation is for approval.

The purpose of this Bill is to formalize and improve an existing non-accessory parking lot on City-owned park land at 4422-24 Ridge Avenue. Once the improvements are complete, the parking lot will contain 32 parking spaces. A developer, HOW Group, will donate services to Parks and Rec to improve the parking lot.

Questions and comments from the Commission at the minute mark in video (01:30:10).

Commissioner Syrnick inquired about the people adjacent to the building able to park there and if so, how are the people kept from taking up all the parking spaces and having less of a public parking facility. Ron Bednar responded that there are provisions that have been adopted. Further discussion continued about the parking facility.

Commissioner Syrnick wanted to know who owns the land. Parks & Recreation owns the land. Chair Fadullon clarified that a piece of the land owned by Parks & Rec used as a parking lot and because its paved, cars park there. Parks & Rec are going to operate a parking facility but The HOW Group will be making the investment and the parking facility will be open for use by the public. There will be a parking authority kiosk and it isn't clear if the parking is free, or if it will be paid parking. Mr. Stanton responded, that is correct. Eleanor Sharpe added that it's before the Commission because it isn't a By-right use.

Questions and comments from the Public at the minute mark in video (01:32:26).

Chair Fadullon read an informational question asking Mr. Bednar to define the meaning of non-accessory parking. Non-accessory isn't directly connected to a particular property.

Robin Miller inquired about the benefit to the HOW Group for having this non-accessory parking. Mike Stanton addressed the question.

Tom Forkin, of Parks & Rec stated that they will manage probably a self-serve kiosk at the site once completed in 2022 and all revenue will come to their department.

Chair Fadullon read a question from Jon Geeting asking if there was a previous proposal for multi-family. Mr. Stanton replied no.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (01:39:02).

Motion by Commissioner Rashid and seconded by Commissioner Johns to accept staff recommendation for approval.

Chair Fadullon polled the Commission for the vote. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Castle, Commissioner Rashid, Commissioner Johns, Commissioner Gonzalez, Commissioner Eiding, and Commissioner Lamb. Motion carried with one abstention (6-0).

Commissioner Syrnick abstained from this item.

13. Action Item: Zoning Bill 210473: “An Ordinance amending Chapter 14-1000 of The Philadelphia Code, entitled ‘Historic Preservation,’ to establish a temporary demolition moratorium with respect to properties in the area of Christian Street between Broad and 20th Streets, all under certain terms and conditions.” Introduced by Councilmember Johnson on May 20, 2021. (Presented by Matt Wysong)

Staff recommendation is for approval with amendments.

The proposed Bill will prohibit demolition of structures along Christian Street between Broad and 20th Streets for a period of 12 months or until certification of a historic district by the Philadelphia Historical Commission, whichever comes first.

The proposed moratorium applies to “total demolition” which is defined as “removal or partial removal of structural elements for the purpose of removal of an entire structure.” Exceptions are permitted in the following instances:

1. Such demolition is necessary to abate an imminently dangerous condition as determined by the Department of Licenses and Inspections; or
2. A permit for such demolition is obtained in accordance with the provisions of § 14-1005 (“Regulation”), applying those provisions as if the properties in the moratorium area were a designated historic district.

Questions and comments from the Commission at the minute mark in video (01:44:35).

Commissioner Johns stated that the project was worth while endeavor to move forward in the city and hopefully, is preserved. Commissioner Rashid asked if part of the process for amendments would go back to the Councilman to see if he’s satisfied with the amendments.

Chair Fadullon explained the procedure, which consist of the Commission providing a letter to Council of what happened and the Commission recommendation for any amendments. Further discussion continued about the rules committee hearings.

Questions and comments from the Public at the minute mark in video (01:45:56).

Chair Fadullon read a comment from Chris Mahia Smith, who wanted to confirm that the project wouldn't impact minor demolition permits only major or total demolition. Mr. Wysong replied 2/3 threshold of the structure, which wouldn't be implacable.

Gabriel Gottlieb suggested to consider extended further west, where a lot of beautiful architect is along Christian Street to Grays Ferry Avenue.

Robin Miller cautioned the Commission about the language, as some inventers have utilized the By-right provision in the code to allow their current properties to deteriorate taking advantage of the 10-year tax abatement and once the abatement has expired, then say their buildings falling apart and build a new building and get another 10-year tax abatement.

Ben She supports the Bill with amendments.

North Central CDC reiterated with Ms. Miller comments regarding the By-rights, as it tends to favor the developer and not the community.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (01:51:25).

Motion by Commissioner Syrnick and seconded by Commissioner Eiding to accept staff recommendation for approval with amendments.

Chair Fadullon polled the Commission for the vote. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Syrnick, Commissioner Castle, Commissioner Rashid, Commissioner Johns, Commissioner Gonzalez, Commissioner Eiding, and Commissioner Lamb. Motion carried unanimously (7-0).

14. Action Item: Zoning Bill 210474: "An Ordinance amending Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' by revising certain provisions of Section 14-702, entitled 'Floor Area, Height, and Housing Unit Density Bonuses'; and by making related changes, all under certain terms and conditions." Introduced by Councilmembers Gauthier and Sanchez on May 20, 2021. (Presented by Mason Austin)

Staff recommendation is for approval.

This Bill makes several adjustments to the mixed income housing bonus with an overall goal of incenting more on-site construction of units, minimizing the impact of extra density in lower density areas, and bringing in-lieu fees in line with the cost of providing off-site affordable units.

Most of the changes in the bill were generated by an internal working group at DPD, looking to address concerns expressed by councilmembers and residents. These concerns were that elements of the mixed-income housing bonus may be providing an incentive to demolish existing structures without offering any real benefits to enhance neighborhood affordability.

Questions and comments from the Public at the minute mark in video (01:58:18).

Ben She stated while they are in support of a Bill that would reform the mixed income housing bonus and make it more broadly implacable for projects, the Bill has significant deficiencies that clearly works against the specific scenic goals of the Bill, then went over a few clauses. Mr. She does not support the recommendation.

Chair Fadullon corrected Mr. She's statement about the payment in lieu. The payment doesn't go directly into the Housing Trust Fund, it goes into the General Fund and is part of the budget appropriations on a yearly budget with the cities overall budget.

Chris Mahia Smith spoke about the increasing payment in lieu to the Housing Trust Fund.

Daniel Trubman spoke about the defense of the Housing Trust Fund.

Jon Geeting was concerned that the Bill would level down the commitment to affordable housing and would like to see an actual feasibility analysis before the Bill is passed and overall, see Council level up on affordability.

Questions and comments from the Commission at the minute mark in video (02:11:05).

Commissioner Johns would like to hear from the Planning Commission staff briefly around the issue of the Housing Trust Fund and how this Bill they believe will affect the Housing Trust Fund. Chair Fadullon addressed Commissioner Johns question and explained the process.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (02:12:41).

Motion by Commissioner Johns and seconded by Commissioner Rashid to accept staff recommendation for approval.

Chair Fadullon polled the Commission for the vote. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Castle, Commissioner Rashid, Commissioner Johns, Commissioner Gonzalez, Commissioner Eiding, and Commissioner Lamb. Motion carried with one abstention (6-0).

Commissioner Syrnick voted nay on this item.

15. Action Item: Zoning Bill 210361: "Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," to revise certain provisions of Section 14-504, entitled "/NCO, Neighborhood Conservation Overlay District," all under certain terms and conditions. Introduced by Councilmember Jones on April 22, 2001 (Presented by Paula Brumbelow Burns)

Staff recommendation is not for approval.

This Bill would prohibit multi-family housing from single-family zoning districts for properties within the Overbrook Farms NCO.

The Zoning Code allows properties that are Historically Designated that have a history of being used for non-residential uses to be adaptively re-used for multi-family housing within the CMX-3, Commercial Mixed-Use designations. There has been some concern in the Overbrook Farms over the amount of density this may create and an adjustment to the NCO was introduced. Neighborhood Conservation Districts only apply to properties that are not historically designated and this Bill as introduced does not address the concerns.

Councilmember Jones has introduced a Bill that addresses the potential density concerns that will be Citywide and should be heard by the Commission next month, July 15th.

Questions and comments from the Public at the minute mark in video (02:16:35).

North Central CDC asked if the Bill was voting to remove multi-family. Ms. Burns responded to the inquiry, which was for Overbrook Farm. Chair Fadullon provided more clarity about the Bill.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (02:18:16).

Motion by Commissioner Syrnick and seconded by Commissioner Eiding to accept staff recommendation, not for approval

Chair Fadullon polled the Commission for the vote. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Syrnick, Commissioner Castle, Commissioner Rashid, Commissioner Johns, Commissioner Gonzalez, Commissioner Eiding, and Commissioner Lamb. Motion carried unanimously (7-0).

16. Action Item: Zoning Bill 210482: “An Ordinance amending Chapter 14-500 of the Philadelphia Zoning Code, entitled ‘Overlay Zoning Districts,’ by creating a new section, entitled ‘/HHC, Heliport Hazard Control Overlay District,’ and making related changes, all under certain terms and conditions.” Introduced by Councilmember Squilla on May 20, 2021. (Presented by Paula Brumbelow Burns)

Staff recommendation is for approval.

The Bill creates a stand-alone overlay that, when applied to specific heliports, will create building height requirements for areas that are in the helicopter approach paths. The first heliport to be identified the Jefferson Hospital Heliport located on the northeast corner of 11th and Walnut Streets.

This Bill will have an impact on part of the Washington Square neighborhood by placing a new height limit on properties, with those most impacted being zoned “CMX-3,” and CMX-4” Commercial Mixed-Uses for future maximum height development of their land. A portion of this area is already limited in height by the City Hall View Corridors. There are two properties currently moving forward with tall buildings. One has building permits and the other was seen by the Commission in May of 2021.

This will benefit the City by securing safe approaches for emergency helicopter service and will allow Philadelphia to continue providing state-of-the-art trauma care.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (02:22:53).

Motion by Commissioner Syrnick and seconded by Commissioner Eiding to accept staff recommendation for approval

Chair Fadullon polled the Commission for the vote. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Syrnick, Commissioner Castle, Commissioner Rashid, Commissioner Johns, Commissioner Gonzalez, Commissioner Eiding, and Commissioner Lamb. Motion carried unanimously (7-0).

17. Action Item: Streets Bill 210420: “An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 152 by striking from the City Plan Sixty-Seventh Street from Upland Street to its terminus northwestwardly therefrom and reserving and placing on the City Plan a right-of-way for public utility purposes within the lines of Sixty-Seventh Street being stricken, under certain terms and conditions.” Introduced by Councilmember Johnson on May 6, 2021. (Presented by Sarah Chiu)

Staff recommendation is for approval.

The purpose of this Bill is to strike from City Plan 67th Street from Upland Street to its terminus, and to reserve a right-of-way for public utility purposes within the lines of said Sixty-Seventh Street being stricken.

The applicant intends to acquire the street bed after it's been stricken.

Land Conditions

Party at Interest: Quality Air HVAC Trust

Present Use: 67th Street is a dead-end street, its terminus at the railroad track. The street only provide access to the current business, no through traffic.

The applicant intends to acquire the street bed after it's been stricken.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (02:28:17).

Motion by Commissioner Rashid and seconded by Commissioner Gonzalez to accept staff recommendation for approval.

Chair Fadullon polled the Commission for the vote. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Syrnick, Commissioner Castle, Commissioner Rashid, Commissioner Johns, Commissioner Gonzalez, Commissioner Eiding, and Commissioner Lamb. Motion carried unanimously (7-0).

18. Action Item: Streets Bill 210504: "An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 167, within the area bounded by Sixty-Seventh Street, Vine Street, Sixty- Ninth Street, and Haverford Avenue, by striking portions of certain streets from the City Plan, vacating portions of certain streets from the City Plan, and reserving and placing on the City Plan multiple rights-of-way for gas main purposes and public utility purposes, all under certain terms and conditions." Introduced by Councilmember Jones on May 27, 2021. (Presented by Brian Wenrich)

Staff recommendation is for approval.

The 6700 Block of Callowhill Street is currently a dead-end street which only abuts the school and the adjacent public golf course, which has no outlets to the street, and 68th Street is a non-improved paper street that is not in use by either adjacent property owner for access.

The intent is to strike several streets in area of 67th, 68th & Vine street, which are part of a school property.

Land Conditions

West Philadelphia Achievement

School Drive

Existing Paper Street

Site Area

Questions and comments from the Commission at the minute mark in video (02:31:31).

Commissioner Syrnick mentioned with striking and vacating streets, when vacating, that means the city has some rights it's legally open, then asked if the school was paying anything to the city for the vacation. Mr. Wenrich responded to the inquiry adding that there's no record of legal opening the lower 30 ft. of Callowhill Street and the upper portion are the other half, as well as portion of 68th Street shown in blue, are legally opened by Deed in 1924. Further discussion continued about deed of dedication and streets that are legally opened and the city return on their investment.

Commissioner Johns stated that he knows the area and the streets mentioned in the Bill has never been opened and have never been able to go through them. The community that lives around there doesn't even realize that they're streets. Chair Fadullon added, they could certainly follow up with the Streets Department. Further discussion continued.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (02:39:44).

Motion by Commissioner Syrnick and seconded by Commissioner Johns to accept staff recommendation for approval with Commissioner Syrnick comments: any payments due to the city, should be made to the city.

Chair Fadullon polled the Commission for the vote. Chair Fadullon polled the Commission for the vote. Approved by Commissioner Syrnick, Commissioner Castle, Commissioner Rashid, Commissioner Johns, Commissioner Gonzalez, Commissioner Eiding, and Commissioner Lamb. Motion carried unanimously (7-0).

This concludes the June Planning Commission Meeting.

Chair Fadullon asked for a motion to adjourn at the minute mark in video (02:40:53).

Motion by Commissioner Johns and seconded by Commissioner Syrnick to adjourn. Motion carried unanimously (7-0).

Chair Fadullon announced that the Commission may have to meet prior to or on June 30, 2021.

The City Planning Commission Meeting ended at 2:41 p.m.

The next City Planning Commission Meeting will be **Thursday, July 15, 2021 at 1:00 p.m.** via Zoom platform.

SUMMARY

1. Approval of Minutes from May2021

Chair Fadullon asked the Commission if there was a motion to approve the April Minutes. Upon the motion made by Commissioner Gonzalez and seconded by Commissioner Horstmann to approve the April Minutes (00:03:28). Motion carried unanimously (7-0).

APPROVED

2. Executive Director's Update.

a. Items In Accord i. Property Bill No. 210444: "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, in parcels of land connecting Tacony Street to the Frankford Arsenal Boat Launch, for public recreational purposes, under certain terms and conditions." Introduced by Councilmember Henon on May 13, 2021

ii. Zoning Bill No. 210449: "An Ordinance amending Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' by revising a table within Section 14-701, Dimensional Standards, all under certain terms and conditions." Introduced by Councilmember Johnson on May 13, 2021

iii. Zoning Bill No. 210470: "An Ordinance amending Chapter 14-900 of The Philadelphia Code, entitled 'Signs,' by providing for new sign controls, entitled '1900 Market Street Digital Display Sign Regulations'; all under certain terms and conditions." Introduced by Councilmember Parker for Council President Clarke on May 2021

iv. Zoning Bill No. 210484: "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, Erie Avenue, Hunting Park Avenue, Wissahickon Avenue, Railroad Right-of-Way, Clarissa Street, Juniata Street, Germantown Avenue, Hunting Park Avenue, and Roosevelt Boulevard." Introduced by Councilmember Bass on May 20, 2021

3. Action Item: Redevelopment Agreement with the Trustees of the University of Pennsylvania for the southeast corner of 34th and Ludlow Streets for 57,000 square feet of office space in the University Core Redevelopment Area. (Presented by Nicole Ozdemir)

APPROVED

4. Action Item: Zoning Bill 210479 “An Ordinance to amend the Master Plan for the University of Pennsylvania by areas of land located within an area bounded by Chestnut Street, 33rd Street, Ludlow Street, and 34th Street.” Introduced by Councilmember Gauthier on May 20, 2021. (Presented by Keith Davis)

APPROVED

5. Action Item: Zoning Bill 210467: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Cecil B. Moore Avenue, 20th Street, Oxford Street, and 21st Street.” Introduced by Councilmember Parker for Council President Clarke on May 20, 2021. (Presented by David Fecteau)

APPROVED, NOT FOR APPROVAL

6. Action Item: Zoning Bill 210468: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Thompson Street (extended), 6th Street, Girard Avenue, Percy Street, Harper Street, and 13th Street and to amend Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ by revising certain provisions of Chapter 14-500, entitled ‘Overlay Zoning Districts,’ by creating the ‘/GAO, Girard Avenue Overlay District,’ all under certain terms and conditions.” Introduced by Councilmember Parker for Council President Clarke on May 20, 2021. (Presented by David Fecteau)

APPROVED, NOT FOR APPROVAL

7. Zoning Bill No. 210469: “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ to revise certain provisions of Chapter 14-500, entitled ‘Overlay Zoning Districts,’ by amending the /NCP North Central Philadelphia Overlay District, all under certain terms and conditions.” Introduced by Councilmember Parker for Council President Clarke on May 2021. (Presented by David Fecteau)

APPROVED

8. Action Item: Zoning Bill 210480: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Civic Center Boulevard, University Avenue, Spruce Street, and 34th Street.” Introduced by Councilmember Gauthier on May 20, 2021. (Presented by Nicole Ozdemir)

APPROVED

9. Action Item: Zoning Bill 210483: “An Ordinance amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Allegheny Avenue, Collins Street, Westmoreland Street, and Tulip Street; all under certain terms and conditions.” Introduced by Councilmember Squilla on May 20, 2021. (Presented by Greg Waldman)

APPROVED

10. Action Item: Zoning Bill 210445: "An Ordinance amending Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' by revising and consolidating provisions of Chapter 14-500, entitled 'Overlay Zoning Districts,' by amending Section 14-524, entitled '/FDO, Fourth District Overlay District,' and Section 14-527, entitled '/WYN, Wynnefield District Overlay District,' all under certain terms and conditions." Introduced by Councilmember Jones on May 13, 2021. (Presented by Ian Hegarty)

APPROVED, NOT FOR APPROVAL

11. Action Item: Zoning Bill 210446: "An Ordinance amending Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' to revise certain provisions of Chapter 14-600, entitled 'Use Regulations,' by amending use standards for historically designated properties and making related changes; all under certain terms and conditions." Introduced by Councilmember Jones on May 13, 2021. (Presented by Ian Hegarty)

APPROVED

12. Action Item: Zoning Bill 210471: "An Ordinance authorizing non-accessory parking on the premises located at 4422-24 Ridge Avenue, Philadelphia, Pennsylvania, all under certain terms and conditions." Introduced by Councilmember Jones on May 20, 2021. (Presented by Ronald Bednar)

APPROVED

13. Action Item: Zoning Bill 210473: "An Ordinance amending Chapter 14-1000 of The Philadelphia Code, entitled 'Historic Preservation,' to establish a temporary demolition moratorium with respect to properties in the area of Christian Street between Broad and 20th Streets, all under certain terms and conditions." Introduced by Councilmember Johnson on May 20, 2021. (Presented by Matt Wysong)

APPROVED WITH AMENDMENTS

14. Action Item: Zoning Bill 210474: "An Ordinance amending Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' by revising certain provisions of Section 14-702, entitled 'Floor Area, Height, and Housing Unit Density Bonuses'; and by making related changes, all under certain terms and conditions." Introduced by Councilmembers Gauthier and Sanchez on May 20, 2021. (Presented by Mason Austin)

APPROVED

15. Action Item: Zoning Bill 210361: "Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," to revise certain provisions of Section 14-504, entitled "/NCO, Neighborhood Conservation Overlay District," all under certain terms and conditions. Introduced by Councilmember Jones on April 22, 2001 (Presented by Paula Brumbelow Burns)

APPROVED, NOT FOR APPROVAL

16. Action Item: Zoning Bill 210482: “An Ordinance amending Chapter 14-500 of the Philadelphia Zoning Code, entitled ‘Overlay Zoning Districts,’ by creating a new section, entitled ‘/HHC, Heliport Hazard Control Overlay District,’ and making related changes, all under certain terms and conditions.” Introduced by Councilmember Squilla on May 20, 2021. (Presented by Paula Brumbelow Burns)

APPROVED

17. Action Item: Streets Bill 210420: “An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 152 by striking from the City Plan Sixty-Seventh Street from Upland Street to its terminus northwestwardly therefrom and reserving and placing on the City Plan a right-of-way for public utility purposes within the lines of Sixty-Seventh Street being stricken, under certain terms and conditions.” Introduced by Councilmember Johnson on May 6, 2021. (Presented by Sarah Chiu)

APPROVED

18. Action Item: Streets Bill 210504: “An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 167, within the area bounded by Sixty-Seventh Street, Vine Street, Sixty- Ninth Street, and Haverford Avenue, by striking portions of certain streets from the City Plan, vacating portions of certain streets from the City Plan, and reserving and placing on the City Plan multiple rights-of-way for gas main purposes and public utility purposes, all under certain terms and conditions.” Introduced by Councilmember Jones on May 27, 2021. (Presented by Brian Wenrich)

APPROVED

Attended	User Name (Original Name)	First Name	Last Name	Email	Registration Time
Yes	Angel Rodriguez	Angel	Rodriguez	angel.b.rodriguez@phdc.phila.gov	6/10/2021 12:57
Yes	Mike Stanton	Mike	Stanton	mstanton@howproperties.com	6/10/2021 13:46
Yes	Mike Stanton	Mike	Stanton	mstanton@howproperties.com	
Yes	Brian Wenrich (PCPC Staff)	Brian	Wenrich (PCPC Staff)	Brian.Wenrich@phila.gov	6/10/2021 12:49
Yes	Karen Thompson	Karen	Thompson	kthompson@drwc.org	6/10/2021 15:05
No	Ayse	Ayse		saunver@gmail.com	6/10/2021 12:34
Yes	Eric Delss	Eric	Delss	edelss@upenn.edu	6/10/2021 12:56
Yes	Gabriel Gottlieb	Gabriel	Gottlieb	gabrielgottlieb7@gmail.com	6/10/2021 13:03
Yes	Anne Papageorge	Anne	Papageorge	papageor@upenn.edu	6/10/2021 13:01
Yes	Jessie.Lawrence	Jessie.Lawrence		jessie.lawrence@phdc.phila.gov	6/10/2021 13:01
Yes	Jessie.Lawrence	Jessie.Lawrence		jessie.lawrence@phdc.phila.gov	
Yes	Tony Forte	Tony	Forte	tonyforte16@gmail.com	6/10/2021 13:00
Yes	David Munson (PCPC Staff)	Dave	Munson	David.Munson@phila.gov	3/11/2021 14:37
Yes	Leigh Whitaker	Leigh	Whitaker	leighw@upenn.edu	6/10/2021 12:57
Yes	Gail Loney	Gail	Loney	loneygail@yahoo.com	6/10/2021 13:45
Yes	Samuel Hausner-Levine	Samuel	Hausner-Levine	shausner@upenn.edu	6/10/2021 13:02
Yes	Kevin Kleinschmidt	Kevin	Kleinschmidt	kxk065@jefferson.edu	6/10/2021 12:57
Yes	Jametta Johnson	Jametta	Johnson	jametta.johnson@phila.gov	5/17/2021 9:39
Yes	Martha Cross	Martha	Cross	mjc374@drexel.edu	6/10/2021 14:29
Yes	Kacie Liss	Kacie	Liss	katherine.liss@phila.gov	6/10/2021 13:10
Yes	North Central Phila CDC & Logan (LCEC) Host: Tinamarie Russell	North	Central Phila CDC & Logan (LCEC) Host: Tinamarie Russell	tinamariellc@gmail.com	6/10/2021 12:56
Yes	Laura Spina	Laura	Spina	laura.spina@phila.gov	6/10/2021 12:48
Yes	Ben She	Ben	She	bensh3@upenn.edu	6/10/2021 12:44
Yes	Patrick	Patrick		patrick@preservationalliance.com	6/10/2021 13:22
No	samanthamiller	samanthamiller		samanthaleemiller15@gmail.com	5/29/2021 10:18
Yes	Jennifer-BG Capital	Jennifer-BG	Capital	jen@bgcapitalllc.com	6/10/2021 13:01
Yes	Robin Miller	Robin	Miller	nypahomes@gmail.com	6/10/2021 13:26
Yes	Donna Carney	Donna	Carney	donna.carney@phila.gov	6/10/2021 14:56
Yes	Mayva Donnon KSS	Mayva	Donnon KSS	mdonnon@kssarchitects.com	6/10/2021 13:01
Yes	Mayva Donnon KSS	Mayva	Donnon KSS	mdonnon@kssarchitects.com	
Yes	Tom Forkin	Tom	Forkin	tforkin1@yahoo.com	6/10/2021 13:02
Yes	Darnetta	Darnetta		darce@brewerytownsharswoodnac.org	6/10/2021 13:02
Yes	David Kanthor	David	Kanthor	david.kanthor@phila.gov	6/10/2021 13:01
Yes	Matt McClure	Matt	McClure	mcclure@ballardspahr.com	6/10/2021 12:55
Yes	Kerry Phillips (Lake Flato)	Kerry	Phillips (Lake Flato)	kphillips@lakeflato.com	6/10/2021 13:00
Yes	Martine.Decamp	Martine.Decamp		martine.decamp@phila.gov	6/10/2021 13:00
Yes	Robin Miller	Robin	Miller	okinopportunityfund@gmail.com	6/10/2021 13:03
Yes	Quality Air HVAC Melvin Hill	Quality	Air HVAC Melvin Hill	qualityairhvac@gmail.com	6/10/2021 13:27
No	Jay Farrell	Jay	Farrell	jayfar@jayfar.com	6/8/2021 20:19
Yes	Andrew Herdeg (Lake Flato)	Andrew	Herdeg (Lake Flato)	aherdeg@lakeflato.com	6/10/2021 13:04
Yes	Ronald Patterson	Ronald	Patterson	rpatterson@klehr.com	6/10/2021 13:02
Yes	Ronald Patterson	Ronald	Patterson	rpatterson@klehr.com	
Yes	Ronald Patterson	Ronald	Patterson	rpatterson@klehr.com	
Yes	Daniel Trubman	Daniel	Trubman	danieltrubman@gmail.com	6/10/2021 12:58
Yes	Daniel Trubman	Daniel	Trubman	danieltrubman@gmail.com	
Yes	Sherry Hanley	Sherry	Hanley	sjh101@jefferson.edu	6/10/2021 12:57

Yes	Joe	Joe		joseph@bgcapitalllc.com	6/10/2021 13:03
Yes	Alex Smith	Alex	Smith	alex.smith@phila.gov	6/10/2021 12:54
Yes	Christopher Kern# PENN	Christopher	Kern, PENN	ckern@upenn.edu	6/10/2021 13:03
Yes	Jon Geeting	Jon	Geeting	jgeeting@gmail.com	6/10/2021 14:13
Yes	Andrew Meloney	Andrew	Meloney	andrew.meloney@pha.phila.gov	6/10/2021 13:05
No	Mike Fisher	Mike	Fisher	fishermike042@gmail.com	5/20/2021 16:53
Yes	Mary Jones	Mary	Jones	mary.jones@phila.gov	6/10/2021 13:16
No	Darlene Martin	Darlene	Martin	darlenemartin23@gmail.com	5/20/2021 15:42
Yes	mina monavarian	mina	monavarian	mina.monavarian@phila.gov	6/10/2021 14:04
Yes	SARAH MASSEY	SARAH	MASSEY	snmassey@upenn.edu	6/10/2021 13:01
Yes	Matt Wysong (Staff)			matt.wysong@phila.gov	6/7/2021 14:11
Yes	jonathangoins	jonathangoins		jonathangoins@gmail.com	6/10/2021 15:01
Yes	Eva Lew	Eva	Lew	evalew@upenn.edu	6/10/2021 12:59
Yes	Chris Mejia-Smith	Chris	Mejia-Smith	csmithau@gmail.com	6/10/2021 14:31
Yes	Patrick G	Patrick	G	patrick.grossi@gmail.com	6/10/2021 13:21
Yes	Joe DeFelice	Joe	DeFelice	josephjdefelice@gmail.com	6/10/2021 13:54
Yes	John.Haak - Philadelphia	John.Haak	'- Philadelphia	john.haak@phila.gov	6/10/2021 12:57
Yes	Hugh Lavery	Hugh	Lavery	hugh.lavery@jefferson.edu	6/10/2021 13:01
Yes	Ian Litwin (PCPC Staff)	Ian	Litwin (PCPC Staff)	ian.litwin@phila.gov	4/7/2021 15:29
Yes	Ian Litwin (PCPC Staff)	Ian	Litwin (PCPC Staff)	ian.litwin@phila.gov	
Yes	Ian Litwin (PCPC Staff)	Ian	Litwin (PCPC Staff)	ian.litwin@phila.gov	
Yes	Clayton Mitchell	Clayton	Mitchell	Clayton.Mitchell@Jefferson.edu	6/10/2021 13:18
No	Green District Media Cobbina	Green	District Media Cobbina	greendistrictmedia@gmail.com	5/20/2021 21:15
Yes	Sarah Chiu (Staff)			Sarah.Chiu@phila.gov	6/7/2021 14:11
	12152754569				
	12156686275				

Approval Status	Join Time	Leave Time	Time in Session (minutes)	Country/Region Name
approved	6/10/2021 13:02	6/10/2021 13:27	26	United States
approved	6/10/2021 13:46	6/10/2021 14:15	30	United States
	6/10/2021 14:16	6/10/2021 14:41	26	United States
approved	6/10/2021 13:01	6/10/2021 13:02	2	United States
approved	6/10/2021 15:05	6/10/2021 15:14	10	United States
approved	--	--	--	
approved	6/10/2021 13:01	6/10/2021 13:45	45	United States
approved	6/10/2021 13:03	6/10/2021 15:42	160	United States
approved	6/10/2021 13:01	6/10/2021 13:28	28	United States
approved	6/10/2021 13:02	6/10/2021 13:29	27	United States
	6/10/2021 14:24	6/10/2021 15:15	52	United States
approved	6/10/2021 13:01	6/10/2021 15:25	145	United States
approved	6/10/2021 13:06	6/10/2021 15:42	157	United States
approved	6/10/2021 13:01	6/10/2021 13:25	24	United States
approved	6/10/2021 13:45	6/10/2021 15:42	118	United States
approved	6/10/2021 13:02	6/10/2021 14:47	105	United States
approved	6/10/2021 13:01	6/10/2021 15:25	144	United States
approved	6/10/2021 13:01	6/10/2021 15:42	162	United States
approved	6/10/2021 14:29	6/10/2021 14:29	1	United States
approved	6/10/2021 13:10	6/10/2021 15:30	141	United States
approved	6/10/2021 13:01	6/10/2021 15:20	139	United States
approved	6/10/2021 13:02	6/10/2021 15:42	160	United States
approved	6/10/2021 13:05	6/10/2021 15:18	133	United States
approved	6/10/2021 13:22	6/10/2021 15:35	133	United States
approved	--	--	--	
approved	6/10/2021 13:01	6/10/2021 14:14	74	United States
approved	6/10/2021 13:26	6/10/2021 15:25	119	United States
approved	6/10/2021 14:56	6/10/2021 15:42	47	United States
approved	6/10/2021 13:02	6/10/2021 13:04	3	United States
	6/10/2021 13:20	6/10/2021 13:46	27	United States
approved	6/10/2021 13:02	6/10/2021 14:41	99	United States
approved	6/10/2021 13:02	6/10/2021 13:43	42	United States
approved	6/10/2021 13:02	6/10/2021 15:18	137	United States
approved	6/10/2021 13:01	6/10/2021 13:50	49	United States
approved	6/10/2021 13:01	6/10/2021 13:34	33	United States
approved	6/10/2021 13:01	6/10/2021 13:03	2	United States
approved	6/10/2021 13:03	6/10/2021 15:25	142	United States
approved	6/10/2021 13:27	6/10/2021 15:30	124	United States
approved	--	--	--	
approved	6/10/2021 13:05	6/10/2021 13:25	21	United States
approved	6/10/2021 13:02	6/10/2021 14:41	99	United States
	6/10/2021 13:09	6/10/2021 14:11	62	United States
	6/10/2021 14:18	6/10/2021 14:26	9	United States
approved	6/10/2021 13:01	6/10/2021 13:11	10	United States
	6/10/2021 13:11	6/10/2021 15:23	133	United States
approved	6/10/2021 13:01	6/10/2021 15:25	144	United States

approved	6/10/2021 13:03	6/10/2021 14:16	74	United States
approved	6/10/2021 13:01	6/10/2021 15:42	162	United States
approved	6/10/2021 13:03	6/10/2021 13:25	22	United States
approved	6/10/2021 14:13	6/10/2021 15:20	68	United States
approved	6/10/2021 13:05	6/10/2021 13:39	34	United States
approved	--	--	--	
approved	6/10/2021 13:16	6/10/2021 15:42	147	United States
approved	--	--	--	
approved	6/10/2021 14:04	6/10/2021 15:42	99	United States
approved	6/10/2021 13:01	6/10/2021 15:42	162	United States
upgraded to panelist	6/10/2021 13:23	6/10/2021 13:25	2	United States
approved	6/10/2021 15:01	6/10/2021 15:42	42	United States
approved	6/10/2021 13:01	6/10/2021 13:33	33	United States
approved	6/10/2021 14:31	6/10/2021 15:42	72	United States
approved	6/10/2021 13:21	6/10/2021 15:35	134	United States
approved	6/10/2021 13:54	6/10/2021 14:31	37	United States
approved	6/10/2021 13:01	6/10/2021 15:42	162	United States
approved	6/10/2021 13:01	6/10/2021 14:59	118	United States
approved	6/10/2021 13:01	6/10/2021 13:51	50	United States
	6/10/2021 14:36	6/10/2021 15:42	67	United States
	6/10/2021 13:51	6/10/2021 13:59	8	United States
approved	6/10/2021 13:18	6/10/2021 15:00	102	United States
approved	--	--	--	
upgraded to panelist	6/10/2021 13:01	6/10/2021 13:04	3	United States
	6/10/2021 13:03	6/10/2021 13:33	31	United States
	6/10/2021 13:03	6/10/2021 13:45	43	United States

#	Question	Asker Name	Asker Email	Answer(s)
1	Where can I find videos of City Planning Commission meetings? I could only find video of meetings from before COVID. Thank you.	Daniel Trubman	danieltrubman@gmail.com	Hello Daniel. Here is the link to the meeting recordings. We have only been doing recordings since the pandemic began. https://www.phila.gov/departments/philadelphia-city-planning-commission/recordings-of-public-meetings/
2	Good afternoon,	Darnetta	darce@brewerytownsharswoodnac.org	
3	My name is Darnetta Arce, I am the Executive Director for the Brewerytown Sharswood Community Civic Association and member of the BSCCA RCO. We are in support of the Zoning changed.	Darnetta	darce@brewerytownsharswoodnac.org	Darnetta, please reraise your hand so we can recognise you and unmute you to speak.
4	Can I be unmuted? Darnetta	Darnetta	darce@brewerytownsharswoodnac.org	live answered
5	Please define non-accesory parking.	Robin Miller	nypahomes@gmail.com	
6	Was there a previous proposal for multi-family housing here?	Jon Geeting	jgeeting@gmail.com	
7	So to confirm, this does not impact minor demolition permits, only major/total demolitions- is that correct?	Chris Mejia-Smith	csmithau@gmail.com	