

PHILADELPHIA CITY PLANNING COMMISSION

MEETING VIA ZOOM

MINUTES OCTOBER 21, 2021

PRESENT:

Anne Fadullon, Chair

Joseph Syrnick, Vice Chair

Maria Gonzalez

Patrick Eiding

Cheryl L. Gaston

Garlen Capita

Michael Rashid

Ximena Valle

Michael Johns

Charlotte Castle

Catherine Lamb

Eleanor Sharpe

NOT PRESENT:

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

Greg Waldman, 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. Waldman turned the meeting over to the Commission Chair Anne Fadullon, to begin the meeting.

1. Approval of Minutes from September 23, 2021

Upon the motion made by Commissioner Eiding and seconded by Commissioner Rashid to approve the September Minutes as written (00:05:00). Motion carried unanimously (10-0).

2. Executive Director's Update.

The next Civic Design Review Meetings

- Tuesday, November 2nd at 1:00 p.m.

Next City Planning Commission Meeting

- Thursday, November 18th at 1:00 p.m.

A. Item in Accord with Previous Policy

- i. Streets Bill 210798: Amending Bill No. 200351, entitled "An Ordinance authorizing the operation of sidewalk cafes during the COVID-19 emergency until December 31, 2020 in areas of the City where such activity currently must be otherwise authorized by special ordinance, and allowing expanded activity by currently licensed sidewalk cafe operations," as amended by Bill No. 200497, to further extend the date Bill No. 200351 will remain in effect, all under certain terms and conditions.
- ii. Streets Bill 210799: Amending Bill No. 200352, entitled "An Ordinance amending Chapter 11-100 of The Philadelphia Code, entitled 'General Provisions,' to authorize the Streets Department to permit closure of the public right-of-way," during the COVID-19 emergency as amended by Bill No. 200498, to further extend the date Bill No. 200352 will remain in effect, all under certain terms and conditions.
- iii. Streets Bill 210801: An Ordinance amending Section 2 of an Ordinance (Bill No. 170002) approved May 22, 2017, entitled 'An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 269 by relocating the easterly houseline of University Avenue, from a point approximately five-hundred forty-five feet north of Curie Boulevard to a point approximately two-hundred thirty-six feet further northwardly therefrom, a variable distance eastwardly, thereby widening said University Avenue, under certain terms and conditions, including the dedication to the City, without cost and free and clear of all encumbrances, of the bed of the said widened portion of University Avenue,' by extending the period for compliance with the terms and conditions stated therein.

3. Review and Comment: Nomination of the Conwell House Block Historic District (Presented by Megan Cross Schmitt, Historical Commission Staff).

Pursuant to Section 14-1004(4) of the Philadelphia Code, during the 60 days prior to a Historical Commission hearing on designation of a particular historic district, the Planning Commission shall review and comment on creation of the district and transmit its comments to the Historical Commission to assist the Historical Commission in making its determination.

This proposed district will be heard by the Committee on Historic Designation on October 20, 2021, and by the full Historical Commission on November 12, 2021.

PHC staff held an information session for property owners on September 29, 2021.

The proposed Historic District is consistent with Citywide Vision recommendation 8.1.1, to preserve culturally, historically, and architecturally significant buildings, sites, structures, and districts.

Questions and comments from the Commission at the minute mark (00:16:00).

Commissioner Johns wanted to know the next steps and if the public had been notified. In addition to, when does the public weigh in on the process and if owners of the properties were notified. Ms. Schmitt stated that the committee on historic designation will vote January 2022 and February 2022 for the Historic Commission. The community is invited to both meetings. There was a combined owner meeting via Zoom for all the property owners. Commissioner Gonzalez clarified if the designation applied to the current seven properties. Ms. Schmitt responded that the block only applies to the proposal of the current seven properties.

Questions and comments from the Public at minute mark in video (00:18:37).

Gabriel Gottlieb mentioned the Fraternity House South of Broad & Diamond as a possible addition to the Historic Commission for renovation.

4. Review and Comment: Nomination of the Manheim Square Historic District (Presented by Kim Chantry), Historical Commission staff).

Pursuant to Section 14-1004(4) of the Philadelphia Code, during the 60 days prior to a Historical Commission hearing on designation of a particular historic district, the Planning Commission shall review and comment on creation of the district and transmit its comments to the Historical Commission to assist the Historical Commission in making its determination

Questions and comments from the Commission at the minute mark in video (00:22:04).

Commissioner Rashid inquired about any oppositions or complaints about the proposed project. Ms. Chantry stated that the project was reviewed at a public meeting October 20, 2021 and public comments were supportive, with no oppositions. Commissioner Johns inquired about the noncontributing lot and asked if someone was to inquire or build on the lot, would they be required to comply with the existing historic fabric of the adjacent property. Ms. Chantry responded that it depends on how it gets designated officially by the Historic Commission. Further discussion continued with Commissioner Valle, Ms. Chantry, and Chair Fadullon about the use of the lot.

Questions and comments from the Public at the minute mark in video (00:27:08).

Dorothy Johnson asked if there were any community people involved with the historic project. The Historic Commission have only heard from Solo Germantown Civic Association.

Mike Simone strongly supports the nomination.

Alison Wise expressed support on behalf of Germantown Civic Association.

5. Review and Comment: Nomination of the Chestnut Street East Historic District (Presented by Laura DiPasquale, Historical Commission staff).

Pursuant to Section 14-1004(4) of the Philadelphia Code, during the 60 days prior to a Historical Commission hearing on designation of a particular historic district, the Planning Commission shall review and comment on creation of the district and transmit its comments to the Historical Commission to assist the Historical Commission in making its determination.

6. Action Item: Zoning Bill 210638: Amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 11th Street, Reed Street, 12th Street, and Wharton Street, to amend Title 14 of The Philadelphia Code by adding Section 14-531, entitled "/SMH, South Philadelphia Municipal Hub Overlay District," and making other related changes, and approving the Residential Mixed-Use-2 District (RMX-2) Master Plan for the site generally bounded by 11th Street, Reed Street, 12th Street, and Wharton Street, all under certain terms and conditions. Introduced by Councilmember Squilla on June 24, 2021. (Presented by Jonathan Goins)

Staff recommendation is for approval.

The Bill proposes an overlay and remapping for the multi-parcel, multi-use site around 11th and Wharton St. Current uses include a police station, fire station, a municipal services building, PPA surface parking and a mixed-use commercial and residential building. The mixed-use commercial residential portion (formerly a school facility) is currently zoned RSA-5, the remainder of the site is zoned ICMX.

The Bill proposes to remap the entire site to RMX-2 with an attached Master Plan, and additionally would:

- Require on-site affordable dwelling units, consistent with the Mixed Income Housing bonus in the zoning code;
- Require that residential structures in the district meet the conditions of the Green Roof code provisions, in exchange for amendments to the open area requirements for the site; and
- Exempt the newly constructed fire station from curb cut width limitations in the code.

Public discussions on potential redevelopment of this site have been ongoing since at least 2012, and the site was a focus area in the South District Plan. More recently, public meetings took place as part of PIDC's RFP process, and a public meeting took place on July 20th, 2020 to discuss the proposed legislation. The project proposal came to Civic Design Review for masterplan review, with the following recommendations:

- A recommendation to explore more underground and less surface parking;
- A recommendation to continue conversations with municipal users of the site regarding facility's needs (for the firehouse) and parking, for all users;
- A recommendation to enhance through-block connections between 11th and Reed Streets and Columbus Square Park with wider walkways, more vegetation, and visual connections through the site.

Several meetings have taken place between planning staff, the district council office, and the development team.

The proposed overlay, remapping, and Masterplan approval support a development scheme that was selected as a part of a PIDC RFP process. The proposed development is consistent with the goals of the citywide and South District plans, and the site plan, use, and density are consistent with recommendations for the municipal site, a focus area in the South District plan. Specifically, the South District plan recommends to

- Relocate Fleet Management and OIT operations and repurpose the current building and parking lot for new users;
- Add parking onsite to improve access to municipal- and community-supporting facilities; and
- Build a new firehouse on 11th Street to accommodate future development along 12th Street.

Questions and comments from the Commission at the minute mark in video (00:39:26).

Commissioner Gonzalez expressed appreciation of recommendation for more green space, especially in neighborhoods with heat island effect, where greening helps to address climate change issues in many dense neighborhoods and pedestrian walkways. Commissioner Capita second Commissioner Gonzalez comments and asked if there's any opportunities to make sure or to support improving the pedestrian access through the site. The District Plan recommendation making sure their needs are met

Questions and comments from the Public at the minute mark in video (00:43:24).

Sue Patron expressed problematic issues concerning the impact of safety for children.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (00:47:19).

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

Chair Fadullon polled the Commission for the vote: Commissioner Gonzalez, Commissioner Eiding, Commissioner Gaston, Commissioner Capita, Commissioner Syrnick, Commissioner Rashid, Commissioner Valle, Commissioner Johns, Commissioner Lamb, and Commissioner Castle. Motion carried (10-0).

7. **Action Item: Zoning Bill 210667: Amend Section 14-529 of The Philadelphia Code, entitled "/VDO, Fifth District Overlay District," to prohibit certain bonuses, all under certain terms and conditions. Introduced by Councilmember Parker for Council President Clarke on September 17, 2021. (Presented by Dave Fecteau)**

Staff recommendation is for approval with amendments.

The current overlay does three things:

- (1) Sets minimum lot area at 1,440 sq ft unless certain conditions are met
- (2) Sets minimum number of dwelling units in CMX-2 Commercial Mixed Use zoning district
- (3) Prohibits Accessory Dwelling units in RSA-5 Single Family and CMX-1 Commercial Mixed Use zoning districts, except in historic structures.

These provisions apply to all properties in the 5th Council District.

Bill 210667 will remove the ability of applicants to receive height and density bonuses using the Mixed-Income Housing Bonus. The purpose of the Mixed-Income Housing Bonus is to promote the production of deed-restricted affordable housing in new construction and increase contributions to the Housing Trust Fund, in exchange for greater height and density. This Bill will apply to all properties within the overlay.

Staff believes there are sections of the Fifth District where developers can carry the cost of affordable units in their pro-formats either with or without zoning bonuses-- specifically in Center City and immediately adjacent neighborhoods. PCPC and Council staff have discussed amendments that would allow the Mixed income housing bonus to remain south of Spring Garden Street, but without the option to pay an in-lieu fee. All units which contribute to the bonus would have to be built on site. A further amendment would remove the ability, within the entire Fifth District, to earn a bonus for installing a green roof.

Questions and comments from the Commission at the minute mark in video (00:54:53.

Commissioner Gaston inquired about the objection to the green roof bonus. From what staff understand, Mr. Fecteau stated that the Council Office believed that applicants were double-dipping.

Additional comments were made Commissioner Capita, Commissioner Johns, and Commissioner Gaston concerning the boundary of Spring Garden Street as the boundary, overlays and exemptions, and affordable housing.

Questions and comments from the Public at the minute mark in video (01:00:49.

Judith Robinson asked if the current project was considered spot zoning and retroactive.

Sue Nam commented on affordable housing in the hands of developers and median income.

Commissioner Eiding commented on the affordable housing and finding a way to have good outcomes of these proposals that they're giving credit for.

Lewis Baum expanded on Ms. Nam comments and added that the proposed Bill wasn't affordable housing.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (01:11:19).

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

Chair Fadullon polled the Commission for the vote: Commissioner Gonzalez, Commissioner Eiding, Commissioner Gaston, Commissioner Capita, Commissioner Syrnick, Commissioner Rashid, Commissioner Valle, Commissioner Johns, Commissioner Lamb, and Commissioner Castle. Motion carried (10-0).

8. **Action Item: Zoning Bill 201668: Amend Section 14-504 of The Philadelphia Code, entitled "/NCO, Neighborhood Conservation Overlay District," by expanding the existing Strawberry Mansion /NCO area to include an area bounded by Lehigh Avenue, 29th Street, and Sedgley Avenue, under certain terms and conditions. Introduced by Councilmember Parker for Council President Clarke on September 17, 2021. (Presented by Dave Fecteau)**

Staff recommendation is for approval with amendments.

The purpose of this Bill is to ensure that new construction matches the size and scale of existing homes, this bill will extend the current Strawberry Mansion /NCO. The Department of Licenses and Inspections administers the zoning regulations, while PCPC administers the design regulations. The extension will only apply to residential properties and properties zoned residential.

It currently regulates:

- Building height based on street width.
- Front porches based on presence or absence of porches on adjacent buildings.
- Roof decks (not allowed).
- Height and density bonuses (not allowed).
- Building materials.
- Screening of trash and recycling enclosures, utilities and sheds.

The Commission reviewed the original Strawberry Mansion /NCO in November 2020 (Bill 200613) and recommended it for approval with the understanding that details would be worked out at a-later-date. Staff worked with the civics and Council office to create the overlay.

While staff is supportive of the general goals of preserving the community, the original NCO is still missing information necessary to complete reviews. This NCO extension will compound this problem and is deficient in many of the requirements that the Commission's regulations set out for creating an overlay.

These requirements are excerpted below for reference:

Criteria for creating an /NCO

(1) An /NCO may not be any more than 25 blocks.

The extension meets this requirement. The proposed Area 4 is 24 blocks. The proposed Area 5 is 19 blocks.

(2) An /NCO may not be located within a local historic district.

The extension meets this requirement.

(3) At least 70 percent of the /NCO must be zoned or used residentially.

The extension meets this requirement.

(4) No more than 20 percent of the /NCO area shall consist of vacant lots.

The extension does not meet this requirement. The proposed Area 4 is 20 percent vacant. The proposed Area 5 is 34 percent vacant.

(5) The /NCO must possess a concentration of residential buildings of similar architectural character or continuity.

Some blocks within Area 4 and Area 5 might meet these criteria. But overall, there are too many large vacant blocks, shopping centers and former industrial and commercial buildings that interrupt the residential pattern. So, the extension does not meet the requirement.

(6) The nominator must submit to PCPC a background survey of existing conditions for each block with photographs, maps or diagrams and written descriptions.
This criterion has not been met.

(7) PCPC must convene at least one public meeting within the proposed /NCO area.
This criterion has not been met.

Questions and comments from the Commission at the minute mark (01:27:11).

Commissioner Eiding wanted to know what tools the Commission have that can help. Commissioner Gaston suggested 45-days to discuss the amendments with the Council office to see if they would be amendable to them. Additionally, how many neighborhood conservations overlays do they have. Mr. Fecteau stated that they have 30-days to introduce from the 17th and there are seven neighborhood conservation overlays.

Commissioner Gonzalez asked for clarification on the expansion from community engagement, which there weren't.

Commissioner Johns asked if there would be opportunity to hold meetings with Council and the community. Mr. Fecteau responded and further discussion continued about approval for amendments.

Questions and comments from the Public at the minute mark in video (01:37:27).

Patrick Rossi asked about extending the boundary one block south to include the 1500 block of N. 33rd Street, which includes the John Coltrane House, as well as existing neighboring buildings and some vacant lots, where there's opportunity for development. Mr. Fecteau stated that they are planning to create a Bill that includes the 1500 block.

Judith Robinson commented on the input of community participation and controlled demolition. Mr. Fecteau did a fine job of talking about these new areas and how they would be impacting.

Gabriel Gottlieb commented on the overlay district and idea of two-story row home being built on empty lots doesn't sound realistic in the 21st Century.

Wanda Miles commented on the 19th Century homes that still exist when there was better planning, with a census that was used in order to map out neighborhoods and build houses and now those houses are being destroyed.

Chair Fadullon made the Commission aware of Mr. Fecteau response: since it's been more than 30-days since the Bill was introduced, asking for 45-days is not an option for the Commission on the current item.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (01:50:50).

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

Chair Fadullon polled the Commission for the vote: Commissioner Eiding, Commissioner Syrnick, Commissioner Rashid, Commissioner Johns, Commissioner Lamb, and Commissioner Castle. Motion carried (6-4).

Commissioner Gonzalez, Commissioner Gaston, Commissioner Capita, and Commissioner Valle opposed this item.

9. **Action Item: Zoning Bill 210687: Amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded Trenton Avenue, Cambria Street, Tulip Street, and William Street. Introduced by Councilmember Squilla on September 17, 2021. (Presented by Gregory Waldman).**

Staff recommendation is for approval.

This is a proposed zoning map amendment from RSA-5 to RSA-6. The requester of the zoning change is the owner of the properties of the vacant lots, Larry McKnight of BMK Properties LLC. This would be the first zoning map amendment to RSA-6.

The purpose of the proposed change is to facilitate redevelopment of vacant lots with thirteen (13) single-family homes on individual lots. The shallow depth of the lots the requester is seeking to subdivide would generate a refusal in the existing RSA-5 zoning district. The development will be carried out pursuant to a Redevelopment Agreement with the Redevelopment Authority. The units will be developed and marketed as "workforce housing".

The requester will also pursue a Redevelopment Agreement with the Philadelphia Redevelopment Authority and an amendment to the Kensington North of Lehigh (Auburn) Redevelopment Area Plan (2016).

The RAP includes a proposed land use of “commercial and related,” whereas the proposed use that would be enabled by this zoning map change is residential. The Agreement and Plan amendment will need further action by the City Planning Commission.

We recommend that the requester be prepared to explain the guidelines or parameters associated with the development of “workforce” housing through the Redevelopment Authority. For example, if there are deed restrictions related to affordability, how long do those restrictions last, what is the target income, and how will residents be selected?

Chair Fadullon sought clarification that in no way does the project has anything to do with the Grace Town Homes, that are adjacent to the site. Mr. Waldman confirmed that the site has no relations to the development.

Questions and comments from the Commission at the minute mark (02:01:50).

Commissioner Gonzalez inquired about the depth of the proposed lot, which is just over 47 ft. Regarding the affordable units for home ownership and income target, Chair Fadullon clarified. If it’s being done under the Workforce Housing Program, it means that they cannot be sold for any more than, \$230,000 and have to be kept affordable. Generally, if it’s one buyer for a period of 10-years; for multiple buyers, it could be split over 30-years. Further discussion continued, with Chair Fadullon, Mr. Waldman, Commissioner Gonzalez, and Commissioner Capita regarding the disposition policy approved by City Council; and, the 15-year deed restriction for units through the Redevelopment Authority, and community support.

Questions and comments from the Public at the minute mark (02:08:57).

Wanda Miles made remarks concerning housing affordability.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (02:11:32).

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

Chair Fadullon polled the Commission for the vote: Commissioner Gonzalez, Commissioner Eiding, Commissioner Gaston, Commissioner Capita, Commissioner Syrnick, Commissioner Rashid, Commissioner Valle, Commissioner Johns, Commissioner Lamb, and Commissioner Castle. Motion carried (10-0).

- 10. Action Item: Zoning Bill 210686: Amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Walnut Street, 9th Street, Locust Street, and 10th Street. Introduced by Councilmember Squilla on September 17, 2021. (Presented by Ian Litwin).**

Staff recommendation is for approval.

This is a site-specific zoning map amendment from RMX-3 to CMX-4. The purpose of the zoning bill is to allow for the construction of a new Biomedical Research Building at Thomas Jefferson University.

Jefferson met with the Washington Square West Civic Association on June 22, 2021.

Staff recommended that Jefferson take advantage of zoning bonuses to permit the building under CMX-4 zoning. The original request was for CMX-5.

The proposed zoning map amendment is consistent with Citywide Vision 2.1.1 Support and promote Center City/University City as the primary economic center of the region.

The potential impact replaces an above ground parking structure with a biomedical research building with ground floor retail space.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (02:14:53).

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

Chair Fadullon polled the Commission for the vote: Commissioner Gonzalez, Commissioner Eiding, Commissioner Gaston, Commissioner Capita, Commissioner Syrnick, Commissioner Rashid, Commissioner Valle, Commissioner Lamb, and Commissioner Castle. Motion carried (9-0).

Commissioner Johns was not present for this item.

- 11. Action Item: Zoning Bill 210741: An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of a certain area of land located within an area bounded by 20th Street, Arch Street, Cuthbert Street and 21st Street; all under certain terms and conditions. Introduced by Councilmember Parker for Council President Clarke on September 23, 2021. (Presented by Ian Litwin)**

Staff recommendation is not for approval.

The purpose of this Bill (and accompanying Bill No. 210742) is to allow for the redevelopment of the existing surface parking with an office building. This bill includes a sunset date of March 31, 2024. After this date, the zoning would revert to CMX-4.

This Bill is overly complicated and sunset provisions are not good practice. Staff believes that this parcel could be redeveloped using CMX-4 zoning and associated bonuses as allowed by the zoning code.

Questions and comments from the Commission at the minute mark in video (02:19:45).

Commissioner Syrnick asked Mr. Litwin to explain and simplify the reason for not for approval. Commissioner Gaston asked about the sunset provision with the CMX-5 and what was driving the request. Further discussion continued regarding payment and use of bonus (02:21:07).

Tom Wit, Attorney for Parkway Corporation spoke on the proposed project new agreements and extensive negotiations.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (02:27:33) for Zoning Bill 210741.

Motion by Commissioner Eiding and seconded by Commissioner Johns not to accept staff recommendation of not for approval. Instead, Commission recommended approval.

Chair Fadullon polled the Commission for the vote: Commissioner Eiding, Commissioner, Commissioner Valle, and Commissioner Johns. Motion did not carry.

Opposed by Commissioner Gonzalez, Commissioner Gaston, Commissioner Capita, Commissioner Syrnick, Commissioner Lamb, and Commissioner Castle.

Chair Fadullon asked for another motion at the minute mark in video (02:29:59).

Motion by Commissioner Gonzalez and seconded by Commissioner Capita to accept staff recommendation of not for approval.

Chair Fadullon polled the Commission for the vote: Commissioner Gonzalez, Commissioner Gaston, Commissioner Capita, Commissioner Syrnick, Commissioner Valle, Commissioner Lamb, and Commissioner Castle. Motion carried (7-2).

Opposed by Commissioner Eiding and Commissioner Johns.

Commissioner Rashid recused himself for a period on this item.

12. Action Item: Zoning Bill 210742: An Ordinance amending Section 14-502 of The Philadelphia Code, entitled ‘/CTR, Center City Overlay District’, by amending certain height regulations and creating bulk and massing controls within the Benjamin Franklin Parkway Area, under certain terms and conditions. Introduced by Councilmember Parker for Council President Clarke on September 23, 2021. (Presented by Ian Litwin)

Staff recommendation is for not for approval.

The purpose of this Bill (and accompanying Bill No. 210741) is to allow for the redevelopment of the existing surface parking with an office building. This bill does the following:

- Adjusts the maximum allowable height from 240 to 245 feet.
- Places caveats on the applicability of CMX-5 zoning provisions (despite the status of zoning maps):
 - o Applies only to an office building with retail or commercial services, parking, and no residential uses
 - o A payment of \$2,515,350 is made to the Housing Trust Fund (regardless of whether a mixed-income housing bonus is used)

Staff has no objection to the change in the height limit. However, the other provisions are complicated as written, and run counter to the purpose of zoning.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (02:31:23) for Zoning Bill 210742.

Motion by Commissioner Gonzalez and seconded by Commissioner Gaston to accept staff recommendation, which is not for approval.

Chair Fadullon polled the Commission for the vote: Commissioner Gonzalez, Commissioner Gaston, Commissioner Capita, Commissioner Syrnick, Commissioner Valle, Commissioner Lamb, and Commissioner Castle. Motion carried (7-2).

Opposed by Commissioner Eiding and Commissioner Johns.

Commissioner Rashid recused himself from this item.

13. **Action Item: Zoning Bill 210744: An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Germania Street, Arendell Avenue, Delaware Avenue, and Linden Avenue. Introduced by Councilmember Henon on September 23, 2021. (Presented by Mason Austin)**

Staff recommendation is not for approval.

The request came from City Council. While zoned RSA-2, the existing restaurant is a legal non-conforming use due to a variance issued with a proviso that the outdoor area not to be expanded. Rezoning would make the restaurant use by right and would allow a new permit to be issued without that proviso.

Staff had met with the Council Office and made attempts to contact the property owner, but e-mail provided was not functional and messages left on phone were not returned.

This parcel is designated for continued RSA-2 zoning in the North Delaware District Plan.

The potential impact is the removal of limitations imposed by the existing provisos would allow expansion of the business, which is already a source of significant neighborhood complaint due to its noise and safety impacts.

Questions and comments from the Commission at the minute mark in video (02:35:23).

Commissioner Gaston stated that she was against spot zoning. Commissioner Johns asked Mr. Austin to explain what the plan suggest if the present change in zoning wasn't reflected in the Delaware Planning. Mr. Austin said that the Delaware District Plan, recommends keeping the zoning as RSA-2 for this location. Commissioner Eiding mentioned that the residence may not want the existing building to be any bigger than what it already is. Commissioner Gaston added that they have an option of asking the Zoning Board to allow an extension to expand or modify the condition to operate as they have been.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (02:38:24).

Motion by Commissioner Capita and seconded by Commissioner Gaston to accept staff recommendation not for approval.

Chair Fadullon polled the Commission for the vote: Commissioner Eiding, Commissioner Gaston, Commissioner Capita, Commissioner Syrnick, Commissioner Valle, Commissioner Johns, Commissioner Lamb, and Commissioner Castle. Motion carried (8-0).

Commissioner Gonzalez recused herself from this item.

Commissioner Rashid recused himself from this item.

- 14. Action Item: Zoning Bill 210778: An Ordinance to amend Title 14 of The Philadelphia Code by adding Section 14-532, entitled the ‘/AHP, Affordable Housing Preservation Overlay District’ and making other related changes; to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 39th Street, Ludlow Street, 40th Street, and Market Street; and to establish a temporary demolition moratorium with respect to properties within the aforementioned area; all under certain terms and conditions. Introduced by Councilmember Gauthier on September 30, 2021. (Presented by Nicole Ozdemir)**

Staff recommendation is not for approval.

This Bill was requested and written by Councilmember Gauthier’s office. The zoning bill has a number of components in an attempt to preserve affordable housing at this site. The development’s current owners have notified the US Dept of Housing and Urban Development that they will not be renewing their expiring affordable housing contract and plan on selling the site. They have also notified the current tenants that they must leave their homes by July 2022. The bill changes the base zoning from CMX-4 to RMX-3. It also requires the following:

Use Regulations

- At least 40% of all dwelling units or 77 units (whichever is greater) must be affordable units located on the same site as other market rate units
- All other uses besides residential and required accessory parking must be Located on the ground floor of a building

PCPC staff support not only increasing the City’s supply of affordable housing, but particularly understand the importance of having affordable housing available in this specific neighborhood and location. However, it is difficult for staff to support these efforts via this bill. The rezoning bill could be considered a taking of the owner’s property rights. They have maintained their affordable housing contract per their agreement with HUD and it is within their rights to do what they choose with the land after that contract expires. Secondly, while staff supports the goal of keeping residents in their homes, the demolition moratorium will expire shortly after the HUD agreement expires, and so will not be helpful in meeting the stated goal.

Furthermore, the level of affordability required in the bill will be difficult for a developer to achieve. Additionally, the bill requires other uses outside of residential or accessory parking to be limited to the ground floor. While this is a large site that could have multiple structures, it limits the possibility of having comprehensive mixed-use buildings, which is what the current base zoning calls for and what is recommended in the comprehensive plan.

Questions and comments from the Commission at the minute mark (02:46:32).

Commissioner Capita asked if the fifth district [mixed-income housing] overlay could be used as a tool to do some of the things that this zoning bill is trying to do. Eleanor Sharpe and Chair Fadullon addressed the inquiry before allowing Councilwoman Gauthier to testify on her Zoning Bill 210778.

Comments from Councilwoman Gauthier at the minute mark (02:49:59).

In closing, the Councilwoman stated: without more restrictive zoning, the private market will not produce or preserve affordable units in this area, then urged the Commission to recommend the adoption of Zoning Bill No 210778.

Commissioner Johns mentioned that he knew the site very well and added that these sort of pillars of affordability in a neighborhood that has all the amenities e.g., education, transportation, job opportunities, walkability, be potentially lost. There needs to be some intervention (02:56:48). Commissioner Capita completely agreed with Commissioner Johns. Commissioner Eiding asked about the motion of the Commission.

Chair Fadullon explained the role of the Commission, which is advisory only. Additionally, Zoning Bill No 210778 is scheduled for a Rules Committee Hearing on the 26th. Further comments on the subject continued.

Questions and comments from the Public at the minute mark (03:02:33).

Lewis Baum spoke on the taking of owners' property rights and overlays.

Mark Harris raised concerns about how no one was suggesting how the proposal could be amended, to make it more practical.

Ms. Weekum commented on the development taking place in particular neighborhoods that are high density areas that they want to destroy, should be reconsidered.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (03:06:30).

Motion by Commissioner Eiding and seconded by Commissioner Johns to not accept staff recommendation of not for approval. The Commission recommend approval.

Chair Fadullon polled the Commission for the vote: Commissioner Gonzalez, Commissioner Eiding, Commissioner Capita, Commissioner Synchron, Commissioner Rashid, Commissioner Valle, and Commissioner Johns. Motion carried (7-3).

Commissioner Gaston and Commissioner Castle abstained from this item.

Opposed by Commissioner Lamb.

- 15. Action Item: Streets Bill 210776: An Ordinance amending Chapter 9-200 of Title 9 of The Philadelphia Code, entitled 'Commercial Activities on Streets' to add a new section entitled 'Streeteries' to allow for expansion of business uses, including outdoor dining, in portions of the public right-of-way, such as at certain curbside parking locations; all under certain terms and conditions. Introduced by Councilmembers Domb, Gilmore Richardson, Green, Councilmember, Henon, Johnson, and Brooks on September 30, 2021. (Presented by Dave Munson)**

Staff recommendation is for not for approval.

The purpose of this Bill is to create a path toward a permanent permitting procedure for streeteries. Current legislation allowing for streeteries is set to expire on 12/31/2021. This new legislation provides authorization, definitions, regulations, and an application process for future streeteries.

Staff were interested in seeing a number of other interventions, many of which are in addition to what is found in this bill, and some of which contradict what is found in this bill.

Many of the issues with streeteries have come from those that have built significant structures. Staff proposes that no structure taller than 48 in could be built, including no roof, overhead covering, or pergola. As regulating propane heaters became near impossible during the winter of 2020/2021, staff proposes no propane heaters be permitted, as well as no HVAC systems or utility connections unless specified by regulations.

The Bill does require a "physical barrier" along travel lanes but does not specify that the barrier must be crashworthy, which Staff proposed. Few existing streeteries in Philadelphia have qualifying barriers.

Staff were comfortable with the 11 ft 3 in travel lane width, and further specified that streeteries would not be allowed on streets less than 18 ft wide unless the parking lane is marked. However, the width of streeteries would be reduced to a maximum of 7 ft, including the crashworthy barrier.

To ensure that the streeteries does not cause damage to the right-of-way, Staff wanted to include photos of the current street condition as part of the application.

While the bill requires that a streeteries be able to be moved within 48 hours, Staff wished for it to be able to be removed within 2 hours.

Staff regulations included clearances from various streetscape elements, including fire hydrants, fire department connections, cellar doors, and transit stops.

The Bill as written does not prohibit streeteries on any streets, including state routes. Staff would wish to include wording that the Streets Department would maintain a list of prohibited streets which is subject to change.

Staff would prefer that the legislation specifically state that seating within a streeteries may not be used to exceed the capacity of a restaurant's lawful occupancy.

Rather than a flat application fee, Staff would prefer a fee that would be fair market value, as required by PennDOT on state routes.

Staff proposed hours of operations for streeteries to be 8:00 AM to 11:00 PM, regardless of day of the week.

Staff proposed a more robust enforcement mechanism, that would allow for enforcement against falsifying applications, construction other than what was approved, failure to modify or accommodate utility work, creating unsafe conditions, or violating ADA regulations. Enforcement actions could include CVNs, license suspension or revocation, or removal of the setup at the license holder's expense. Fines would be divided into three classes, with Class 3 fines being up to \$2,000 per day, rather than a flat fine of \$300 per day.

Questions and comments from the Commission at the minute mark (03:14:45).

Commissioner Syrnick inquired about the 12-foot vehicular clearance. Mr. Munson stated that any traveling on the street, would have to be left at least 12-feet wide.

Commissioner Capita asked if the group that was looking at the recommendations, analyze where it's taking place throughout the city. Commissioner Rashid asked if the recommendations were in addition to the recommendation from the Streets Department. The recommendation was drafted by the Outdoor Dining Task Force, which include members of the Streets Department, Commerce Department, Health Department, Planning, Licenses & Inspections, and the Mayor's Office. Further discussion continued between Mr. Munson, Commissioner Eiding, Eleanor Sharpe, Commissioner Johns, and Commissioner Gaston regarding temporary and permanent street closure, and covering during inclement weather conditions (03:17:19).

Dorothy Johnson raised concerns about the health issues from eating outside.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (03:31:37).

Motion by Commissioner Johns and seconded by Commissioner Syrnick to accept staff recommendation of not for approval.

Chair Fadullon polled the Commission for the vote: Commissioner Gonzalez, Commissioner Eiding, Commissioner Gaston, Commissioner Syrnick, Commissioner Rashid, Commissioner Valle, Commissioner Johns, Commissioner Lamb, and Commissioner Castle. Motion carried (9-0).

Commissioner Capita wasn't present for this item.

- 16. Action Item: Streets Bill 210777: An Ordinance amending Section 9-208 of Title 9 of The Philadelphia Code, entitled 'Sidewalk Cafés,' to revise standards and requirements associated with Sidewalk Cafes; all under certain terms and conditions. Introduced by Councilmembers Domb, Gilmore Richardson, Green, Councilmember, Henon, Johnson, and Brooks on September 30, 2021. (Presented by Dave Munson)**

Staff recommendation is for approval.

The purpose of this Bill is to allow for sidewalk cafes to continue to operate much as they have under an expanded temporary process, authorized by Council on 6/4/2020 and set to expire on 12/31/2021. This new legislation updates definitions, permitted locations, licensing, and placement requirements of sidewalk cafes.

Staff were interested in seeing a number of other interventions, many of which are in addition to what is found in this bill, and some of which contradict what is found in this bill.

The Bill creates a new definition for a restaurant found only in the sidewalk café section of the code. Staff would prefer that this code section refer to the definition of a restaurant found in § 14-601(7)(f)(.3).

Staff would propose that an annual renewal of the license be required.

Staff proposes operating hours between 8:00 AM and 11:00 PM regardless of day of the week.

Questions and comments from the Commission at the minute mark (03:36:08).

Commissioner Gonzales asked Mr. Munson what remedies do neighbors have when such cafés become a nuisance. Neighbors could contact 311 or be subjected to paying fines.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (03:37:07).

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

Chair Fadullon polled the Commission for the vote: Commissioner Gonzalez, Commissioner Eiding, Commissioner Gaston, Commissioner Rashid, Commissioner Valle, Commissioner Johns, Commissioner Lamb, and Commissioner Castle. Motion carried (8-1).

Opposed by Commissioner Syrnick.

- 17. Action Item: Zoning Bill 210807: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Penn Street, Morris Street, Coulter Street, and Priscilla Street. Introduced by Councilmember Bass on October 7, 2021. (Presented by Ian Hegarty)**

Staff recommendation is for approval.

This is a proposed zoning map amendment from RSA-5 to SP-PO-A. The Department of Parks and Recreation is requesting this zoning change to facilitate development of a small park.

The park would partially replace the former playground and associated recreation land on the site of the former Queen Lane Tower, which was demolished in 2014. PPR acquired this land in 2015.

PPR and Councilwoman Bass have held meetings with neighbors and are leading outreach.

Staff Interactions: PCPC staff recommended a zoning map amendment to facilitate development of a park.

Plan Consistency: The proposed zoning map amendment is consistent with Upper Northwest District Plan Recommendation 30, which specifically calls for replacement recreational land near the former playground.

Potential Impacts: The impacts of the ordinance on the surrounding area will be positive, as the vacant land will be redeveloped for public use.

Questions and comments from the Commission at the minute mark in video (03:41:02).

Commissioner Johns expressed the commitment to the community to try to replace some of the recreation space that was lost from the demolition redevelopment of the site, he's glad to see that something is finally happening. Also, the huge space in the middle of the public housing site, is a historic burial ground for African Americans. They could not build on the site once they demolished the high rise so it's open space to be maintained as green space, because it was a former historic burial ground.

Questions and comments from the Public at the minute mark in video (03:43:23).

Allison Weiss, of Germantown Civic Association stated that the site is a very small play space and doesn't replace what the community loss. The community is very much interested in having a larger space for recreation as a replacement.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (03:44:38).

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

Chair Fadullon polled the Commission for the vote: Commissioner Gonzalez, Commissioner Eiding, Commissioner Gaston, Commissioner Syrnick, Commissioner Rashid, Commissioner Valle, Commissioner Johns, Commissioner Lamb, and Commissioner Castle. Motion carried (9-0).

- 18. Action Item: Zoning Bill 210808: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Oxford Avenue, Shelmire Avenue, Rising Sun Avenue (extended), Solly Avenue (extended), the County Line, Borbeck Avenue, Hasbrook Avenue, and Hartel Avenue. Introduced by Councilmember O'Neill on October 7, 2021. (Presented by Matt Wysong)**

Staff recommendation is not for approval.

The purpose of the Bill is to prevent the redevelopment of these lots for mixed-use development projects that are deemed to be incompatible with the character of the Fox Chase neighborhood.

Fox Chase RCO is in support of this ordinance.

On September 30, 2021, Philadelphia City Planning Commission (PCPC) staff hosted a preliminary Zoning Change Meeting.

The proposed remapping is not consistent with Central Northeast District Plan Recommendation 1.1 to encourage mixed-use redevelopment of underutilized properties to strengthen the Fox Chase business district.

The proposed zoning would preclude residential uses that typically support a strong walkable commercial corridor.

Additionally, the Requester will also pursue amendments to the /FNE overlay to prohibit height and density bonuses, create a 1:1 parking ratio requirement, and limit the height of new buildings to 35 feet within the 10th Council District.

Seeing no further questions and comments from the Commission or Public, Acting Chair Syrnick asked for a motion at the minute mark in video (03:50:30).

Motion by Commissioner Eiding and seconded by Commissioner Gaston to accept staff recommendation of not for approval.

Acting Chair Syrnick polled the Commission for the vote. Commissioner Lamb, Commissioner Gaston, Commissioner Gonzalez, Commissioner Eiding, Commissioner Johns, Commissioner Castle, Commissioner Rashid, and Commissioner Valle. Motion carried (8-0).

This concludes the October Planning Commission Meeting.

Acting Chair Syrnick asked for a motion to adjourn at the minute mark in video (03:41:52).

Motion made by Commissioner Eiding, seconded by Commissioner Gaston. Commission voted, all in favor.

Chair Fadullon recused herself from this item. Vice Chair Syrnick completed this item as Chair of the Commission.

The next City Planning Commission Meeting will be **Thursday, November 18, 2021 at 1:00 p.m.** via Zoom platform.

SUMMARY

1. Approval of Minutes from September 23, 2021

APPROVED

2. Executive Director's Update.

A. Item in Accord with Previous Policy

i. Streets Bill 210798: Amending Bill No. 200351, entitled "An Ordinance authorizing the operation of sidewalk cafes during the COVID-19 emergency until December 31, 2020 in areas of the City where such activity currently must be otherwise authorized by special ordinance, and allowing expanded activity by currently licensed sidewalk cafe operations," as amended by Bill No. 200497, to further extend the date Bill No. 200351 will remain in effect, all under certain terms and conditions.

ii. Streets Bill 210799: Amending Bill No. 200352, entitled "An Ordinance amending Chapter 11-100 of The Philadelphia Code, entitled 'General Provisions,' to authorize the Streets Department to permit closure of the public right-of-way," during the COVID-19 emergency as amended by Bill No. 200498, to further extend the date Bill No. 200352 will remain in effect, all under certain terms and conditions.

iv. Streets Bill 210801: An Ordinance amending Section 2 of an Ordinance (Bill No. 170002) approved May 22, 2017, entitled 'An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 269 by relocating the easterly houseline of University Avenue, from a point approximately five-hundred forty-five feet north of Curie Boulevard to a point approximately two-hundred thirty-six feet further northwardly therefrom, a variable distance eastwardly, thereby widening said University Avenue, under certain terms and conditions, including the dedication to the City, without cost and free and clear of all encumbrances, of the bed of the said widened portion of University Avenue,' by extending the period for compliance with the terms and conditions stated therein.

3. Review and Comment: Nomination of the Conwell House Block Historic District
(Presented by Megan Cross Schmitt, Historical Commission Staff)

4. Review and Comment: Nomination of the Manheim Square Historic District (Presented by Kim Chantry), Historical Commission staff)

5. Review and Comment: Nomination of the Chestnut Street East Historic District
(Presented by Laura DiPasquale, Historical Commission staff)

6. Action Item: Zoning Bill 210638: Amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 11th Street, Reed Street, 12th Street, and Wharton Street, to amend Title 14 of The Philadelphia Code by adding Section 14-531, entitled "/SMH, South Philadelphia Municipal Hub Overlay District," and making other related changes, and approving the Residential Mixed-Use-2 District (RMX-2) Master Plan for the site generally bounded by 11th Street, Reed Street, 12th Street, and Wharton Street, all under certain terms and conditions. Introduced by Councilmember Squilla on June 24, 2021. (Presented by Jonathan Goins)

APPROVED

7. Action Item: Zoning Bill 210667: Amend Section 14-529 of The Philadelphia Code, entitled "/VDO, Fifth District Overlay District," to prohibit certain bonuses, all under certain terms and conditions. Introduced by Councilmember Parker for Council President Clarke on September 17, 2021. (Presented by Dave Fecteau)

APPROVED WITH AMENDMENTS

8. Action Item: Zoning Bill 201668: Amend Section 14-504 of The Philadelphia Code, entitled "/NCO, Neighborhood Conservation Overlay District," by expanding the existing Strawberry Mansion /NCO area to include an area bounded by Lehigh Avenue, 29th Street, and Sedgley Avenue, under certain terms and conditions. Introduced by Councilmember Parker for Council President Clarke on September 17, 2021. (Presented by Dave Fecteau)

APPROVED WITH AMENDMENTS

9. Action Item: Zoning Bill 210687: Amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded Trenton Avenue, Cambria Street, Tulip Street, and William Street. Introduced by Councilmember Squilla on September 17, 2021. (Presented by Gregory Waldman)

APPROVED

10. Action Item: Zoning Bill 210686: Amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Walnut Street, 9th Street, Locust Street, and 10th Street. Introduced by Councilmember Squilla on September 17, 2021. (Presented by Ian Litwin)

APPROVED

11. Action Item: Zoning Bill 210741: An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of a certain area of land located within an area bounded by 20th Street, Arch Street, Cuthbert Street and 21st Street; all under certain terms and conditions. Introduced by Councilmember Parker for Council President Clarke on September 23, 2021. (Presented by Ian Litwin)

STAFF RECOMMENDATION NOT FOR APPROVAL WAS APPROVED

12. Action Item: Zoning Bill 210742: An Ordinance amending Section 14-502 of The Philadelphia Code, entitled ‘/CTR, Center City Overlay District’, by amending certain height regulations and creating bulk and massing controls within the Benjamin Franklin Parkway Area, under certain terms and conditions. Introduced by Councilmember Parker for Council President Clarke on September 23, 2021. (Presented by Ian Litwin)

STAFF RECOMMENDATION NOT FOR APPROVAL WAS APPROVED

13. Action Item: Zoning Bill 210744: An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Germania Street, Arendell Avenue, Delaware Avenue, and Linden Avenue. Introduced by Councilmember Henon on September 23, 2021. (Presented by Mason Austin)

STAFF RECOMMENDATION NOT FOR APPROVAL WAS APPROVED

14. Action Item: Zoning Bill 210778: An Ordinance to amend Title 14 of The Philadelphia Code by adding Section 14-532, entitled the ‘/AHP, Affordable Housing Preservation Overlay District’ and making other related changes; to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 39th Street, Ludlow Street, 40th Street, and Market Street; and to establish a temporary demolition moratorium with respect to properties within the aforementioned area; all under certain terms and conditions. Introduced by Councilmember Gauthier on September 30, 2021. (Presented by Nicole Ozdemir)

**STAFF RECOMMENDATION NOT FOR APPROVAL WAS NOT APPROVED
COMMISSION RECOMMENDED APPROVAL**

15. Action Item: Streets Bill 210776: An Ordinance amending Chapter 9-200 of Title 9 of The Philadelphia Code, entitled ‘Commercial Activities on Streets’ to add a new section entitled ‘Streeteries’ to allow for expansion of business uses, including outdoor dining, in portions of the public right-of-way, such as at certain curbside parking locations; all under certain terms and conditions. Introduced by Councilmembers Domb, Gilmore Richardson, Green, Councilmember, Henon, Johnson, and Brooks on September 30, 2021. (Presented by Dave Munson)

STAFF RECOMMENDATION NOT FOR APPROVAL WAS APPROVED

16. Action Item: Streets Bill 210777: An Ordinance amending Section 9-208 of Title 9 of The Philadelphia Code, entitled ‘Sidewalk Cafés,’ to revise standards and requirements associated with Sidewalk Cafes; all under certain terms and conditions. Introduced by Councilmembers Domb, Gilmore Richardson, Green, Councilmember, Henon, Johnson, and Brooks on September 30, 2021. (Presented by Dave Munson)

APPROVED

17. Action Item: Zoning Bill 210807: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Penn Street, Morris Street, Coulter Street, and Priscilla Street. Introduced by Councilmember Bass on October 7, 2021. (Presented by Ian Hegarty)

APPROVED

18. Action Item: Zoning Bill 210808: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Oxford Avenue, Shelmire Avenue, Rising Sun Avenue (extended), Solly Avenue (extended), the County Line, Borbeck Avenue, Hasbrook Avenue, and Hartel Avenue. Introduced by Councilmember O'Neill on October 7, 2021. (Presented by Matt Wysong)

STAFF RECOMMENDATION NOT FOR APPROVAL WAS APPROVED

#	Question	Asker Name	Asker Email	Answer(s)
1	Can I access this ZOOM RECORDING and previous ones?	Juanda Myles	theameaglewillfly@gmail.com	You can view all of our previous meetings on our website: https://www.phila.gov/departments/philadelphia-city-planning-commission/recordings-of-public-meetings/ This meeting will be posted to the website as well.
2	I am Citizen Planner and I have issues with some buildings that are demolished and others that are constructed on top of the lack of affordable housing and preservation of historical districts. I work in South, S.West and Center City but I am At Large when it comes to the aforementioned issues.	Juanda Myles	theameaglewillfly@gmail.com	Juanda, you can raise your virtual hand and speak live to the Commissioners if you would prefer.
3	Council Person, There is a similar situation in Boston the development is called Roxbury tenants of Harvard. https://www.missionpark.com/history.htm	Carolyn Campbell	ccampbell@studioccla.com	

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	Monse Laferte	Monse	Laferte	lfreuter@gmail.com	10/21/2021 13:04	approved	10/21/2021 13:04	10/21/2021 13:37	34	United States
Yes	Monse Laferte	Monse	Laferte	lfreuter@gmail.com			10/21/2021 13:37	10/21/2021 13:38	1	United States
Yes	Monse Laferte	Monse	Laferte	lfreuter@gmail.com			10/21/2021 14:47	10/21/2021 15:30	43	United States
Yes	Lester Emerson	Lester	Emerson	lesphilly@gmail.com	10/21/2021 13:41	approved	10/21/2021 13:41	10/21/2021 14:59	78	United States
Yes	Lester Emerson	Lester	Emerson	lesphilly@gmail.com			10/21/2021 14:59	10/21/2021 15:02	3	United States
Yes	Dorothy Johnson	Dorothy	Johnson	dj1208sus@gmail.com	10/21/2021 13:07	approved	10/21/2021 13:07	10/21/2021 16:52	226	United States
Yes	Judith Robinson	Judith	Robinson	jjdthrbnsn@aol.com	10/21/2021 13:24	approved	10/21/2021 13:24	10/21/2021 14:53	89	United States
Yes	Alicia Santiago	Alicia	Santiago	tun22075@temple.edu	10/21/2021 13:28	approved	10/21/2021 13:28	10/21/2021 13:28	1	United States
Yes	jonathangoins	jonathangoins		jonathangoins@gmail.com	10/21/2021 14:57	approved	10/21/2021 14:57	10/21/2021 15:45	48	United States
Yes	Caroline Bayliss	Caroline	Bayliss	clb457@drexel.edu	10/21/2021 14:18	approved	10/21/2021 14:18	10/21/2021 15:20	62	United States
Yes	V. Whigham (she/her)	V.	Whigham (she/her)	vwhigham4473@gmail.com	10/21/2021 13:18	approved	10/21/2021 13:18	10/21/2021 16:13	175	United States
Yes	Letitia McNeil			Letitia.McNeil@phila.gov	2/22/2021 10:08	upgraded to panelist	10/21/2021 13:16	10/21/2021 13:17	2	United States
Yes	Letitia McNeil			Letitia.McNeil@phila.gov			10/21/2021 13:18	10/21/2021 16:52	215	United States
Yes	Brendan DeSimone	Brendan	DeSimone	bdesimoneb@gmail.com	10/21/2021 14:22	approved	10/21/2021 14:22	10/21/2021 16:08	107	United States
Yes	Jametta Johnson	Jametta	Johnson	jametta.johnson@phila.gov	10/21/2021 12:44	approved	10/21/2021 13:01	10/21/2021 16:52	232	United States
Yes	Mark Harris	Mark	Harris	MarkFrogHarris@Verizon.net	10/21/2021 12:53	approved	10/21/2021 13:01	10/21/2021 16:52	232	United States
Yes	Nathan Grace	Nathan	Grace	nathan.grace@phila.gov	9/23/2021 15:31	approved	10/21/2021 15:42	10/21/2021 16:32	51	United States
Yes	KyleJoseph	KyleJoseph		kjoseph@quakerlane.com	10/21/2021 15:40	approved	10/21/2021 15:40	10/21/2021 16:08	29	United States
Yes	Odessa Tate	Odessa	Tate	odessa.tate@allinthefamilycdc.org	10/21/2021 13:07	approved	10/21/2021 13:07	10/21/2021 13:46	40	United States
Yes	Mike	mikesimone		Msimone825@hotmail.com	10/21/2021 12:59	approved	10/21/2021 13:05	10/21/2021 13:16	11	United States
Yes	mikesimone	mikesimone		Msimone825@hotmail.com			10/21/2021 13:15	10/21/2021 13:52	37	United States
Yes	Ian Litwin	Ian	Litwin	ian.litwin@phila.gov	10/21/2021 13:05	approved	10/21/2021 13:05	10/21/2021 13:07	2	United States
Yes	Juanda Myles	Juanda	Myles	theameaglewillfly@gmail.com	10/21/2021 14:25	approved	10/21/2021 14:25	10/21/2021 15:30	66	United States
Yes	Greg Danks 811	Greg	Danks 811	gwdanks@pa1call.org	10/21/2021 12:58	approved	10/21/2021 13:00	10/21/2021 16:38	218	United States
No	Sheila Buchanan-Hestonville CDC	Sheila	Buchanan-Hestonville CDC	hestonville@gmail.com	9/24/2021 13:15	approved	--	--	--	
Yes	Jack C (Staff)	Jack	C (Staff)	jack.conviser@phila.gov	10/21/2021 13:40	approved	10/21/2021 13:40	10/21/2021 15:39	120	United States
Yes	kmissimer	K	Missimer	kmissimer@klehr.com	10/21/2021 13:00	approved	10/21/2021 13:02	10/21/2021 13:13	12	United States
Yes	K Missimer	K	Missimer	kmissimer@klehr.com			10/21/2021 13:13	10/21/2021 15:21	128	United States
Yes	Brianna Westbrook	Brianna	Westbrook	bwestbrooks@cozen.com	10/21/2021 13:16	approved	10/21/2021 13:16	10/21/2021 16:30	194	United States
Yes	MathenPullukattu	MathenPullukattu		mathen.pullukattu@gmail.com	10/21/2021 15:09	approved	10/21/2021 15:10	10/21/2021 16:48	99	United States
Yes	Michael Rashid			Michael.Rashid@phila.gov	5/13/2021 16:00	upgraded to panelist	10/21/2021 16:06	10/21/2021 16:07	1	United States
Yes	Sarah Chiu# Planning Commission	Sarah	Chiu, Planning Commission	sarah.chiu@phila.gov	10/21/2021 13:01	approved	10/21/2021 13:01	10/21/2021 16:25	205	United States
Yes	Alex Smith	Alex	Smith	alex.smith@phila.gov	10/21/2021 13:05	approved	10/21/2021 13:05	10/21/2021 14:13	68	United States
Yes	Alex Smith	Alex	Smith	alex.smith@phila.gov			10/21/2021 16:19	10/21/2021 16:47	29	United States
Yes	Abdul-Rahim Muhammad	Abdul-Rahim	Muhammad	icpic@rcn.com	10/21/2021 14:00	approved	10/21/2021 14:00	10/21/2021 16:52	173	United States
Yes	Gabriel Gottlieb	Gabriel	Gottlieb	gabrielgottlieb7@gmail.com	10/21/2021 13:02	approved	10/21/2021 13:02	10/21/2021 16:52	231	United States
Yes	a weiss/SoLo	a	weiss/SoLo	awfromhh5@gmail.com	10/21/2021 12:45	approved	10/21/2021 13:01	10/21/2021 14:57	117	United States
Yes	Citizens Planning Institute	Citizens	Planning Institute	donna.carney@phila.gov	10/21/2021 13:08	approved	10/21/2021 13:08	10/21/2021 15:21	133	United States
Yes	Brian Wenrich (PCPC)	Brian	Wenrich (PCPC)	brian.wenrich@phila.gov	7/9/2021 15:16	approved	10/21/2021 13:15	10/21/2021 15:03	109	United States
Yes	Brian Wenrich (PCPC)	Brian	Wenrich (PCPC)	brian.wenrich@phila.gov			10/21/2021 16:46	10/21/2021 16:52	7	United States
Yes	lewis	lewis		cis.lewis@gmail.com	10/21/2021 14:43	approved	10/21/2021 14:43	10/21/2021 16:18	95	United States
Yes	Peter Barnard	Peter	Barnard	Peter.Barnard@Phila.gov	6/10/2021 11:11	approved	10/21/2021 13:03	10/21/2021 14:05	62	United States
Yes	John.Haak - PCPC	John.Haak	'- PCPC	john.haak@phila.gov	10/21/2021 13:07	approved	10/21/2021 13:07	10/21/2021 14:58	111	United States
Yes	Matthew McClure	Matthew	McClure	mcclure@ballardspahr.com	10/21/2021 15:43	approved	10/21/2021 15:43	10/21/2021 16:00	17	United States
Yes	Matthew McClure	Matthew	McClure	mcclure@ballardspahr.com			10/21/2021 16:03	10/21/2021 16:09	7	United States
Yes	Michael Hinchcliffe (Payette)	Michael	Hinchcliffe (Payette)	mhinchcliffe@payette.com	10/21/2021 12:56	approved	10/21/2021 13:00	10/21/2021 15:16	136	United States
Yes	3rd District Councilmember Staff	3rd	District Councilmember Staff	alexis.wright-whitley@phila.gov	10/21/2021 13:07	approved	10/21/2021 13:07	10/21/2021 13:21	15	United States
Yes	3rd District Councilmember Staff	3rd	District Councilmember Staff	alexis.wright-whitley@phila.gov			10/21/2021 13:29	10/21/2021 16:09	160	United States
Yes	Patrick Grossi	Patrick	Grossi	patrick@preservationalliance.com	10/21/2021 13:03	approved	10/21/2021 13:03	10/21/2021 14:53	110	United States
Yes	Jamie Gauthier	Jamie	Gauthier	jamie.gauthier@phila.gov	10/21/2021 14:03	approved	10/21/2021 14:03	10/21/2021 16:08	126	United States
Yes	Adam Schantz	Adam	Schantz	schantza@gmail.com	10/21/2021 13:01	approved	10/21/2021 13:01	10/21/2021 13:23	23	United States
Yes	Sue Nam	Sue	Nam	susan@susannam.com	10/21/2021 13:02	approved	10/21/2021 13:02	10/21/2021 14:18	76	United States
No	Claire Ahn	Claire	Ahn	sycahn@upenn.edu	9/30/2021 17:52	approved	--	--	--	
Yes	Rebecca Weinberger	Rebecca	Weinberger	Rebeccaweinberger2@gmail.com	10/21/2021 13:14	approved	10/21/2021 13:14	10/21/2021 13:50	37	United States
No	FIFTEEN LINE 1	FIFTEEN	LINE 1	MB.DiFiglia@XVADesign.com	10/21/2021 13:00	approved	--	--	--	
Yes	Derek Lombardi	Derek	Lombardi	derek.g.lombardi@gmail.com	10/21/2021 13:33	approved	10/21/2021 13:33	10/21/2021 13:49	16	United States

Yes	Carolyn Campbell	Carolyn	Campbell	ccampbell@studiocla.com	10/21/2021 15:01	approved	10/21/2021 15:01	10/21/2021 16:52	112	United States
Yes	David Gest	David	Gest	dmgest@gmail.com	10/21/2021 12:59	approved	10/21/2021 13:01	10/21/2021 13:59	59	United States
Yes	David Gest	David	Gest	dmgest@gmail.com			10/21/2021 14:30	10/21/2021 14:46	16	United States
Yes	David Gest	David	Gest	dmgest@gmail.com			10/21/2021 14:46	10/21/2021 14:48	2	United States
Yes	David Gest	David	Gest	dmgest@gmail.com			10/21/2021 14:55	10/21/2021 16:08	74	United States
Yes	Duane	Duane		duanebumb@gmail.com	10/21/2021 15:02	approved	10/21/2021 15:02	10/21/2021 15:18	17	United States
No	Mia	Mia		mia.williams215@gmail.com	10/8/2021 20:01	approved	--	--	--	
Yes	John Mondlak	John	Mondlak	john.mondlak@phila.gov	10/21/2021 13:02	approved	10/21/2021 13:02	10/21/2021 13:09	8	United States
Yes	John Mondlak	John	Mondlak	john.mondlak@phila.gov			10/21/2021 13:09	10/21/2021 13:16	7	United States
Yes	John Mondlak	John	Mondlak	john.mondlak@phila.gov			10/21/2021 13:16	10/21/2021 16:23	187	United States
Yes	Ron Blanchard	Ron	Blanchard	rblanchard@payette.com	10/21/2021 13:02	approved	10/21/2021 13:02	10/21/2021 16:48	227	United States
Yes	Brian Berson	Brian	Berson	bberson@parkwaycorp.com	10/21/2021 12:20	approved	10/21/2021 13:01	10/21/2021 15:34	153	United States
Yes	Kacie Liss (she/her)	Kacie	Liss (she/her)	katherine.liss@phila.gov	10/21/2021 13:06	approved	10/21/2021 13:06	10/21/2021 15:14	129	United States
Yes	Kacie Liss (she/her)	Kacie	Liss (she/her)	katherine.liss@phila.gov			10/21/2021 15:41	10/21/2021 16:52	71	United States
Yes	Andrew Goodman# CM Gauthier's Office	Andrew	Goodman, CM Gauthier's Office	andrew.goodman@phila.gov	10/21/2021 13:33	approved	10/21/2021 13:33	10/21/2021 16:24	171	United States
Yes	Tony Bracali# PDC	Tony	Bracali, PDC	axb810@jefferson.edu	10/21/2021 12:55	approved	10/21/2021 13:00	10/21/2021 15:23	143	United States
Yes	Martine.Decamp	Martine.Decamp		martine.decamp@phila.gov	10/21/2021 12:56	approved	10/21/2021 13:00	10/21/2021 16:52	232	United States
Yes	SuePatrone	SuePatrone		susan.patrone@yahoo.com	10/21/2021 13:01	approved	10/21/2021 13:01	10/21/2021 13:49	49	United States
Yes	mina monavarian	Mina		mina.monavarian@phila.gov	10/21/2021 13:03	approved	10/21/2021 13:04	10/21/2021 14:47	104	United States
Yes	Mina	Mina		mina.monavarian@phila.gov			10/21/2021 15:10	10/21/2021 15:32	23	United States
Yes	Tom Witt	Tom	Witt	twitt@cozen.com	10/21/2021 13:07	approved	10/21/2021 13:07	10/21/2021 15:33	146	United States
Yes	Mike Rashid	Mike	Rashid	marashid603@gmail.com	10/21/2021 13:00	approved	10/21/2021 13:00	10/21/2021 13:01	1	United States
Yes	SARAH MASSEY	SARAH	MASSEY	snmassey@upenn.edu	10/21/2021 13:00	approved	10/21/2021 13:01	10/21/2021 14:50	110	United States
Yes	Grace Zaborski	Grace	Zaborski	grz25@drexel.edu	10/21/2021 13:00	approved	10/21/2021 13:01	10/21/2021 13:50	49	United States
Yes	Laura Spina	Laura	Spina	laura.spina@phila.gov	10/21/2021 13:00	approved	10/21/2021 13:01	10/21/2021 14:26	86	United States
Yes	Laura Spina	Laura	Spina	laura.spina@phila.gov			10/21/2021 14:57	10/21/2021 16:28	91	United States
Yes	Ronald Patterson	Ronald	Patterson	rpatterson@klehr.com	10/21/2021 12:53	approved	10/21/2021 13:01	10/21/2021 15:16	136	United States
No	Charles Simmons	Charles	Simmons	charlessimmons63@gmail.com	9/24/2021 9:52	approved	--	--	--	
Yes	WMcDowell	WMcDowell		wmcdowell@natrealstatedevelopment.com	10/21/2021 16:25	approved	10/21/2021 16:25	10/21/2021 16:47	23	United States
Yes	Lewis Baum	Lewis	Baum	ljbaum@verizon.net	10/21/2021 13:00	approved	10/21/2021 13:01	10/21/2021 16:52	232	United States
Yes	Meredith Trego	Meredith	Trego	tregom@ballardspahr.com	10/21/2021 12:56	approved	10/21/2021 13:01	10/21/2021 16:52	232	United States
Yes	Bernadine	Bernadine		bernadine16@hotmail.com	10/21/2021 13:36	approved	10/21/2021 13:36	10/21/2021 16:15	160	United States
Yes	Ernesto Betancourt	Ernesto	Betancourt	eab026@jefferson.edu	10/21/2021 13:29	approved	10/21/2021 13:29	10/21/2021 15:46	137	United States
		12158435555					10/21/2021 14:59	10/21/2021 16:23	85	United States
		12158435555					10/21/2021 16:30	10/21/2021 16:45	15	United States
		12158435555					10/21/2021 16:47	10/21/2021 16:48	2	United States