

PHILADELPHIA CITY PLANNING COMMISSION

MEETING VIA ZOOM

MINUTES MAY 19, 2022

PRESENT:

Joseph Syrnick, Vice Chair

Garlen Capita

Cheryl L. Gaston

Michael Johns

Maria Gonzalez

Ximena Valle

Charlotte Castle

Catherine Lamb

Dawn Summerville

Eleanor Sharpe

NOT PRESENT:

Anne Fadullon, Chair

Patrick Eiding

Marisa Waxman

Commission Vice Chair, Joseph Syrnick called the Philadelphia City Planning Commission to order at 1:00 p.m.

Nathan Grace, 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. Grace turned the meeting over to the Commission Vice Chair Syrnick, to begin the meeting.

Action Item: Approval of the Meeting Minutes for February 17, 2022, March 17, and March 24, 2022.

Seeing no questions and comments from the Commission, Vice Chair Syrnick asked for a motion at the minute mark in video (06:05:00).

Motion duly made by Commissioner Gonzalez and seconded by Commissioner Gaston to approve the February and March Minutes.

Vice Chair Syrnick polled the Commission for the vote: Commissioner Capita, Commissioner Gaston, Commissioner Johns, Commissioner Gonzalez, Commissioner Valle, Commissioner Summerville, Commissioner Castle, and Commissioner Lamb. Motion carried unanimously to approve staff recommendation for approval (8-0).

Executive Director's Update by Martine DeCamp

Next Civic Design Review Meeting

- Tuesday, June 7th at 1:00 p.m.

Next City Planning Commission Meeting

- Thursday, June 9th at 1:00 p.m.

RCO Registration

- Begins June 1st
- Ends June 30th

Information Sessions

- June 6th at 12 PM
- June 21st at 6 PM

Questions: RCO@phila.gov or (215) 683-4646

Virtual Public Meeting

- May 25th from 5:30-7:30 p.m.
- www.bit.ly/lowerpoquessingcreektrail

1. Information Only: SEPTA Bus Revolution. (Presented by Dan Nemiroff, SEPTA; Bethany Whitaker, Nelson Nygaard)

Questions and comments from the Commission at the minute mark in video (00:18:19).

Commissioner Johns inquired about the advertisement for the project and public safety. The following has been used: WHYY, WURD, social media, some local press and buses, and they are working on public safety. Commissioner Gonzalez asked about the time that service will begin and end. Mr. Nemiroff responded that they're working on a budget to provide additional service.

2. Review and Comment: The School District of Philadelphia Fiscal Year 2023 Capital Budget and Program. (Presented by Jametta Johnson)

The Philadelphia Home Rule Charter requires the City Planning Commission to review the School District of Philadelphia (SDP) Capital Budget and Program prior to its adoption. The School District's Capital Program and Budget is scheduled for adoption on May 26, 2022, for FY 2023, beginning on July 1, 2022.

The School District is proposing to spend \$2.747 billion on capital improvements over the next six years. The District is also proposing to revise their FY2022 Capital Budget to \$332.8 million, a decrease of \$89.8 million from the originally adopted FY2022 budget of \$ 422.6 million. This reduction of funds reflects the actual project expenditures, as well as the reevaluation of projects and associated costs.

Questions and comments from the Commission at the minute mark in video (00:46:36).

Commissioner Johns asked about any solar energy and MBWBE participation in contracts and budget. Working with PEA to come up with a plan, as well as the union to provide experience and training. They also have MBWBE participation. Commissioner Summerville wanted to know how the decisions were made to determine which schools needed improvement during the selection process. Ms. Ward stated that they based a lot of their decisions on the Facility Condition Assessment (FCA), because it describes in detail, the condition of every system and every school and provides a score. Leigh Clark invited the Commission to visit the School District of Philadelphia website and look at the interactive Facilities Planning Process, (FPP). Commissioner Valle inquired about the budget.

3. Review and Comment: Nomination of the Christian Street Historic District to the Philadelphia Register of Historic Places. (Presented by Kim Chantry)

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.

4. Action Item: Amended FY23-28 Capital Program and Amended FY23 Capital Budget. Introduced by Council President Clarke. (Presented by John Haak)

The Capital Program is the City's six-year plan for investing in its physical and technology infrastructure, community facilities, and public buildings. The Capital Program aligns with the Mayor's priorities and reflects the City's and partners' long-term commitments and plans, through efforts such as the Philadelphia2035 Comprehensive Plan, to maintain and improve public assets throughout Philadelphia. The first year of this plan is the Capital Budget. On March 24th, the City Planning Commission approved the Recommended Fiscal Year 23-28 Capital Program and Fiscal Year 23 Capital Budget. The Recommended Program and Budget were, as per the City Charter, subsequently submitted to the Mayor and presented by the Administration to City Council.

On May 10th, City Council proposed and sent to the Mayor amendments to both the Recommended Program (Bill No. 220284) and Budget (Bill No. 220285).

Per the City Charter, "Council may delete projects from the capital program as submitted to it, but it shall not otherwise amend the capital program until it has requested through the Mayor the recommendations of the City Planning Commission."

The proposed amendments would restore to pre-pandemic levels the amounts of Improvements to Existing Infrastructure (ITEF) funding budgeted and programmed under Finance and Parks and Recreation to each of the ten City Council districts, to use at the discretion of the Councilmember (00:54:37).

Staff encourages the Administration and Council to continue to collaborate on project identification and implementation, consistent with City capital program guidelines

Questions and comments from the Commission at the minute mark in video (00:58:49).

Commissioner Gonzalez thought that the additional available capital for recreational space would be great. Commissioner Lamb expressed understandings of why City Council introduce these amendments. Ms. DeCamp clarified.

Seeing no questions and comments from the Commission, Vice Chair Syrnick asked for a motion at the minute mark in video (01:00:26).

Motion duly made by Commissioner Gonzalez and seconded by Commissioner Johns to approve the Capital Program and Capital Budget.

Vice Chair Syrnick polled the Commission for the vote: Commissioner Capita, Commissioner Gaston, Commissioner Johns, Commissioner Gonzalez, Commissioner Valle, Commissioner Summerville, Commissioner Castle, and Commissioner Lamb. Motion carried unanimously to approve staff recommendation for approval that encourages the Administration and Council to continue to collaborate on project identification and implementation, consistent with City capital program guidelines (8-0).

5. Action Item: Referral from staff review of 376 Delmar Street. Request for an exemption from the provisions of the Ridge Park Roxborough Neighborhood Conservation Overlay District (Presented by Jack Conviser)

Staff recommendation is not for approval.

The application proposes a three-story structure with a drive aisle under the structure. The drive aisle would serve the off-street parking for this parcel and for two adjacent parcels to be concurrently developed. City Planning Commission staff rejected the building permit application for this address during their review for compliance with the Ridge Park Roxborough Neighborhood Conservation Overlay (NCO).

Staff indicated that the requirement for a ground floor habitable room was not met per the terms and intentions of the NCO. The applicant has asked for a referral of that decision to the full Planning Commission.

Relevant code sections: Zoning Code 14-504(8)(c)(.1) Residential buildings shall have a habitable room on the front of the first floor with at least one window facing the street. A habitable room shall be defined as in the Property Maintenance Code, Section PM202.0.

PM-202: HABITABLE SPACE. Space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces, and similar areas are not considered habitable spaces

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

Commissioner Johns addressed safety concerns about access to the driveway and entrance to the main public driveway. Commissioner Gaston inquired about the timeline of the project application.

Questions and comments from the Commission at the minute mark in video (01:16:23).

Scott Woodroff, Maggie White, and Brandon Savrin, Esq. presented zoning variance, permits/codes, and zoning plans and application to the Commission.

Questions and comments from the Public at the minute mark in video (01:32:12).

Ms. Marlene clarified the RSA-5 structure and parking.

The Commission discussed the purview of the City Planning Commission for referrals (01:37:37).

Seeing no questions and comments from the Commission, Vice Chair Syrnick asked for a motion at the minute mark in video (01:48:08).

Motion duly made by Commissioner Gaston to approve staff recommendations not to approve the exemption from the provisions of the park neighborhood conservation overlay district. Seconded by Commissioner Gonzalez to approve staff recommendation, not to approval.

Vice Chair Syrnick polled the Commission for the vote: Commissioner Capita, Commissioner Gaston, Commissioner Johns, Commissioner Gonzalez, Commissioner Valle, Commissioner Summerville, Commissioner Castle, and Commissioner Lamb. Motion carried unanimously to approve staff recommendation, not for approval (8-0).

6. Action Item: Shared Use Path Application: Tacony Street (Presented by David Kanthor)

Staff recommendation is for approval.

This action was requested by PennDOT.

The shared use path will be built during the upcoming I-95 reconstruction and will be maintained by the Streets Department. This action is needed to allow for the Streets Department to post signs to permit bicycle riding on the sidewalk. Riding on the sidewalk is only permitted where appropriate signs are posted for shared pedestrian and bicycling use by the Department of Streets at locations determined by the Department by regulation.

Streets Department shall not adopt any such regulation or post such signs without first receiving a recommendation from the Philadelphia City Planning Commission and considering factors such as pedestrian safety and comfort, bicycle rider safety, existing and expected density of use by pedestrians and bicyclists, motorist safety, traffic flow, and the free ingress and egress to and from surrounding buildings

Public Engagement: In-person meeting on November 12, 2019

Staff Interactions: Email notifications to City Council and RCOs

Plan Consistency: 2022 Trail Master Plan Update – to be released in June 2022. Potential Impacts: Safer bicycle and pedestrian access along Tacony St and a safer connection to the boat launch.

This segment of shared use path has been added to the 2022 Trail Master Plan update that will be released late summer, of 2022.

Seeing no questions and comments from the Commission, Vice Chair Syrnick asked for a motion at the minute mark in video (02:00:12).

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

Vice Chair Syrnick polled the Commission for the vote: Commissioner Gaston, Commissioner Johns, Commissioner Gonzalez, Commissioner Valle, Commissioner Summerville, Commissioner Castle, and Commissioner Lamb. Motion carried unanimously to approve staff recommendation for approval (7-0).

7. Action Item: Zoning Bill No. 220338: Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising certain provisions of Section 14-524, entitled "/FDO, Fourth District Overlay District," all under certain terms and conditions. Introduced by Councilmember Jones on April 21, 2022. (Presented by Paula Brumbelow Burns)

This Bill will establish the West Park Residential Review Subarea within the Fourth District Overlay. It will impact all lots in single family residential zoning districts bounded by City Avenue, the Schuylkill Expressway, Montgomery Drive, Belmont Avenue, Wynnefield Avenue, Parkside Avenue, 52nd Street, Lansdowne Avenue, 54th Street, Market Street, 63rd Street, Malvern Avenue, 68th Street, Lansdowne Avenue, and Cobbs Creek.

This Bill will prohibit Limited Lodging use within single family zoning districts.

Staff recommendation is request for 45-days.

Questions and comments from the Commission at the minute mark in video (02:04:27).

Commissioner Gaston commented on the 45-day and new regulations. Commissioner Summerville expressed support for staff recommendation.

Seeing no questions and comments from the Commission, Vice Chair Syrnick asked for a motion at the minute mark in video (02:07:53).

Motion duly made by Commissioner Summerville and seconded by Commissioner Gaston to accept staff recommendation for 45-days.

Vice Chair Syrnick polled the Commission for the vote: Commissioner Gaston, Commissioner Johns, Commissioner Gonzalez, Commissioner Valle, Commissioner Summerville, Commissioner Castle, and Commissioner Lamb. Motion carried unanimously to approve staff recommendation for approval of 45-days (7-0).

8. Action Item: Zoning Bill No. 220358: Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by amending certain provisions of Chapter 14-503, /NCA, Neighborhood Commercial Area Overlay District related to the Ridge Avenue /NCA district and by making related changes, all under certain terms and conditions. Introduced by Councilmember Jones on April 28, 2022 (Presented by Paula Brumbelow Burns)

The communities requested that staff take a closer look at the impact that recent development has had on the communities. There was a recent change to the zoning maps, but our staff recommendation was to take a closer look at the existing Ridge Avenue Neighborhood Commercial Area.

This Bill is reflective of that work with the communities and the changes are as follows:

Applicability

- Expand the area to commercially and industrially zoned properties on Pechin Street, Mitchell Street, and the 500 Block of Green Lane.

Use

- Allow existing businesses to expand their non-conforming use from 10% to 20% if in existence prior to 2000.
- Remove business and professional offices and support from the Special Exception category.
- Allow non-accessory parking to be used to meet the off-site residential requirement.
- Remove the 8,000 square foot maximum of leasable commercial area.

Zoning

- Building height maximum of 38 feet and three stories
- Remove density bonuses
- Limit density bonus to only Mixed Income
- Roof top decks must be set back five feet from all property lines

Parking and Loading

- Will now permit parking garages with first floor active use
- Address curb cut width and locations
- Will now require one space per residential unit (begins at over five units in the development)

Design Standards

- Removed current language that limited review to windows, doors, and lights and replaced it with consistent language used in other NCA's

Signage • Removed reference to non-accessory signs since they are already not permitted.

Additionally, staff recommended that provisions related to off-street parking requirements be removed.

Staff recommendation is for approval with amendments.

Questions and comments from the Commission at the minute mark in video (02:12:51).

Commissioner Johns inquired about the off-street parking requirement. Commissioner Gaston asked about the provision around the curb cut width and location and if it was a more Streets Department function, rather than zoning. Further discussion continued on the subject.

Questions and comments from the Public at the minute mark in video (02:15:00).

Mark Zachary spoke against the overlay and one-to-one parking ratio.

Seeing no questions and comments from the Commission, Vice Chair Syrnick asked for a motion at the minute mark in video (02:18:30).

Motion duly made by Commissioner Gonzalez. Commissioner Johns recommended a motion for 45-days for the Commission to further review and seconded by Commissioner Gonzalez (02:19:59).

Vice Chair Syrnick polled the Commission for the vote: Commissioner Gaston, Commissioner Johns, Commissioner Gonzalez, Commissioner Valle, Commissioner Summerville, Commissioner Castle, and Commissioner Lamb. Motion carried unanimously to approve for 45-days for the Commission to further review (7-1).

Vice Chair Syrnick voted nay on this item.

9. Action Item: Zoning Bill No. 220357: To approve amendments to the Temple University Master Plan in the area bounded by Montgomery Avenue, 13th Street, Polett Walk and 12th Street, related to the new College of Health building at 1801-59 North 13th Street. Introduced by Councilmember Parker for Council President Clarke on April 28, 2022. (Presented by Keith Davis)

Staff recommendation is for approval.

Paley Library, built in 1966, is moving to the new Charles Hall. The vacant building that remains will get a significant makeover before it begins to serve Temple's School of Public Health, and include additional space for classrooms, research, meeting rooms, and offices.

Public Engagement: None (of which PCPC is aware)

Staff Interactions: Temple has worked with PCPC to submit the required Civic Design Review materials, and to draft the Bill of Council required to amend the Master Plan, both in response to this project.

Plan Consistency: This proposal is consistent with Philadelphia2035 objective 2.3.1. "Encourage institutional development and expansion through policy and careful consideration of land resources". With the addition of the proposed project, Temple University remains compliant with its SP-INS District regulations governing floor area ratio, occupied area, and parking requirements.

Additional Staff Comments: This project qualifies as a Major Amendment to a Master Plan because it introduces more than 2,500 sq. ft of new gross floor area, per 14.304.4 of the Philadelphia Code.

The size of the project triggers Case 1 Civic Design Review.

Seeing no questions and comments from the Commission, Vice Chair Syrnick asked for a motion at the minute mark in video (02:30:05).

Motion duly made by Commissioner Johns and seconded by Commissioner Summerville.

Vice Chair Syrnick polled the Commission for the vote: Commissioner Gaston, Commissioner Johns, Commissioner Gonzalez, Commissioner Valle, Commissioner Summerville, Commissioner Castle, and Commissioner Lamb. Motion carried unanimously to approve staff recommendation for approval (7).

10. Action Item: Zoning Bill No. 220363: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by South Street, the Schuylkill River, 34th Street, University Avenue, Civic Center Boulevard, and Health Sciences Drive; and to approve amendments to the University of Pennsylvania Master Plan in the area bounded by South Street, the Schuylkill River, 34th Street, University Avenue, Civic Center Boulevard, and Health Sciences Drive, related to the proposed Ott Center building at 2910 South Street and other previously approved minor amendments. Introduced by Councilmember Gauthier on April 28, 2022. (Presented by Ian Hegarty)

Staff recommendation is for approval.

The University of Pennsylvania requested this ordinance, which consists of a proposed change to the base zoning district of property bounded by South Street, the Conrail "High Line" rail viaduct, and the Schuylkill Expressway from I-2 and RM-4 to SP-INS; and incorporation of the area of the proposed SP-INS district into the University of Pennsylvania Master Plan. The intent of the proposed ordinance is to replace the Hollenback Annex with a larger structure and make related site improvements. The Master Plan update also includes amendments to correct minor changes to floor area and open area related to the development of the Vagelos Library.

There hasn't been any public engagement. PCPC hosted a zoning change meeting with the requester on March 21, 2022.

The Comprehensive Plan recommends CMX-5 for these properties. The proposed uses are consistent with allowed uses in the recommended zoning district. The enlargement of the University of Pennsylvania's SP-INS district is consistent with Citywide Vision recommendation 2.3.1 to encourage institutional development and expansion through policy and careful consideration of land resources.

Potential Impacts: The land use impacts of the proposed zoning map change and Master Plan amendment are minimal, as there will be no change in use and a minor increase in floor area.

Additional Staff Comments: This Master Plan amendment completed CDR review on April 5, 2022.

Seeing no questions and comments from the Commission, Vice Chair Syrnick asked for a motion at the minute mark in video (02:35:09).

Motion duly made by Commissioner Gaston and seconded by Commissioner Johns.

Vice Chair Syrnick polled the Commission for the vote: Commissioner Gaston, Commissioner Johns, Commissioner Gonzalez, Commissioner Valle, Commissioner Summerville, Commissioner Castle, and Commissioner Lamb. Motion carried unanimously to approve staff recommendation for approval (7-0).

11. Action Item: Property Bill No. 220366: Authorizing the Commissioner of the Department of Parks and Recreation, on behalf of the City, to execute a lease with CP 2023, a Pennsylvania nonprofit corporation, under which CP 2023 would design, construct, operate, maintain, and repair a museum building on the southerly side of Benjamin Franklin Parkway between the Vine Street Expressway, 21st Street, and 22nd Street, to display works of art by Alexander Calder and the Calder family of artists, all at no cost or expense to the City; and exempting the lease from the requirements of Philadelphia Code Chapter 15-100 regarding parks and outdoor spaces; all under certain terms and conditions. Introduced by Councilmember Parker for Council President Clarke on April 28, 2022. (Presented by Ian Litwin).

Staff recommendation is for approval.

This Bill authorizes the Commissioner of the Department of Parks and Recreation, on behalf of the City, to execute a lease with CP 2023 (Calder Foundation) and exempts the land from the requirements of Philadelphia Code Chapter 15-100 regarding parks and outdoor spaces.

The lease permits the Foundation to design, construct, operate, maintain, and repair a museum building to display works of art by Alexander Calder and the Calder family of artists. The lease is offered at the nominal sum of one dollar and specifies that there will be no cost to the City.

The exemption from requirements of Philadelphia Code Chapter 15-100 regarding parks and outdoor spaces allows this specific use on park land

There hasn't been any public engagement or staff interaction.

The proposed museum is consistent with Central District recommendation 2.4.2 to Provide ample resources to cultural institutions to enrich the City's quality of life, encourage mixed-use development on the Avenue of the Arts and the Benjamin Franklin Parkway as cultural mixed-use corridors, and identify appropriate sites for future expansion and development of cultural facilities.

Questions and comments from the Commission at the minute mark in video (02:39:04).

Vice Chair Syrnick asked if the lease, being with the Department of Parks & Rec on behalf of the city, would imply that Parks & Recs are in favor of the Bill and giving up the land for its purpose. Mr. Litwin confirmed and noted that the building would have to be approved by Parks & Recs and the Art Commission.

Seeing no questions and comments from the Commission, Vice Chair Syrnick asked for a motion at the minute mark in video (02:39:51).

Motion duly made by Commissioner Valle and seconded by Commissioner Johns.

Vice Chair Syrnick polled the Commission for the vote: Commissioner Gaston, Commissioner Johns, Commissioner Gonzalez, Commissioner Valle, Commissioner Summerville,

PCPC Minutes

5/19/22

Commissioner Castle, and Commissioner Lamb. Motion carried unanimously to approve staff recommendation for approval (7-0).

Following the vote, Vice Chair Syrnick expressed remarks of gratitude to Commission staff, Nathan Grace and David Kanthor for their assistance at the Planning Commission.

Vice Chair asked for a motion to adjourn at the minute mark in video (02:40:54).

Motion duly made by Commissioner Gonzalez and seconded by the Commission to adjourn the May 19, 2022, Planning Commission.

The next City Planning Commission Meeting will be **Thursday, June 9, 2022, at 1:00 p.m.** via Zoom platform.

SUMMARY

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APPROVED

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2. Review and Comment: The School District of Philadelphia Fiscal Year 2023 Capital Budget and Program. (Presented by Jametta Johnson)

3. Review and Comment: Nomination of the Christian Street Historic District to the Philadelphia Register of Historic Places. (Presented by Kim Chantry)

4. Action Item: Amended FY23-28 Capital Program and Amended FY23 Capital Budget. Introduced by Council President Clarke. (Presented by John Haak)

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5. Action Item: Referral from staff review of 376 Delmar Street. Request for an exemption from the provisions of the Ridge Park Roxborough Neighborhood Conservation Overlay District (Presented by Jack Conviser).

APPROVED

6. Action Item: Shared Use Path Application: Tacony Street (Presented by David Kanthor)

APPROVED

7. Action Item: Zoning Bill No. 220338: Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising certain provisions of Section 14-524, entitled "/FDO, Fourth District Overlay District," all under certain terms and conditions. Introduced by Councilmember Jones on April 21, 2022. (Presented by Paula Brumbelow Burns)

APPROVED REQUEST FOR 45-DAYS

8. Action Item: Zoning Bill No. 220358: Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by amending certain provisions of Chapter 14-503, /NCA, Neighborhood Commercial Area Overlay District related to the Ridge Avenue /NCA district and by making related changes, all under certain terms and conditions. Introduced by Councilmember Jones on April 28, 2022 (Presented by Paula Brumbelow Burns)

COMMISSION VOTED TO APPROVE FOR 45-DAYS TO FURTHER REVIEW

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APPROVED

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Sarah Banh		5/19/2022 13:03	5/19/2022 15:41	158	Yes	United States
Yes	12158435555		5/19/2022 15:00	5/19/2022 15:41	42	Yes	United States
Yes	Beige Berryman		5/19/2022 13:01	5/19/2022 15:41	161	Yes	United States
Yes	Kimberly Haas		5/19/2022 13:01	5/19/2022 14:53	113	Yes	United States
Yes	Kimberly Haas		5/19/2022 14:55	5/19/2022 15:41	47	Yes	United States
Yes	mark zachary		5/19/2022 13:08	5/19/2022 13:10	3	Yes	United States
Yes	mark zachary		5/19/2022 13:23	5/19/2022 13:28	5	Yes	United States
Yes	mark zachary		5/19/2022 13:41	5/19/2022 13:43	3	Yes	United States
Yes	mark zachary		5/19/2022 14:00	5/19/2022 14:24	24	Yes	United States
Yes	mark zachary		5/19/2022 14:42	5/19/2022 14:54	13	Yes	United States
Yes	mark zachary		5/19/2022 14:55	5/19/2022 15:24	29	Yes	United States
Yes	Kelly Yan		5/19/2022 14:24	5/19/2022 15:41	78	Yes	United States
Yes	Citizens Planning Institute		5/19/2022 13:00	5/19/2022 14:59	119	Yes	United States
Yes	Rachael Pritzker		5/19/2022 13:29	5/19/2022 14:49	81	Yes	United States
Yes	Nicole Ozdemir		5/19/2022 13:00	5/19/2022 13:30	30	Yes	United States
Yes	Nicole Ozdemir		5/19/2022 14:16	5/19/2022 14:53	38	Yes	United States
Yes	Chenxin.Shao		5/19/2022 13:00	5/19/2022 15:41	161	Yes	United States
Yes	Emile Azer		5/19/2022 13:31	5/19/2022 15:36	126	Yes	United States
Yes	John Mondlak		5/19/2022 15:40	5/19/2022 15:41	1	Yes	United States
Yes	Wanda Flood		5/19/2022 13:00	5/19/2022 15:41	162	Yes	United States
Yes	Tabb Bishop		5/19/2022 13:00	5/19/2022 15:35	155	Yes	United States
Yes	Martin M. Droz		5/19/2022 13:00	5/19/2022 15:40	160	Yes	United States
Yes	Greg Waldman		5/19/2022 14:02	5/19/2022 15:41	100	Yes	United States
Yes	John Haak (Staff)	john.haak@phila.gov	5/19/2022 13:36	5/19/2022 13:38	3	Yes	United States
Yes	Chris Shelley		5/19/2022 13:00	5/19/2022 14:59	119	Yes	United States
Yes	Alex Smith		5/19/2022 13:10	5/19/2022 15:41	152	Yes	United States
Yes	Matt Wysong (PCPC Staff)		5/19/2022 13:13	5/19/2022 15:41	149	Yes	United States
Yes	Benjamin.Schmidt		5/19/2022 13:00	5/19/2022 15:41	161	Yes	United States
Yes	Galaxy A20s		5/19/2022 13:01	5/19/2022 13:56	55	Yes	United States
Yes	12158435555		5/19/2022 14:49	5/19/2022 14:54	6	Yes	United States
Yes	a weiss/SoLo		5/19/2022 13:00	5/19/2022 14:49	109	Yes	United States
Yes	a weiss/SoLo		5/19/2022 14:54	5/19/2022 15:00	7	Yes	United States
Yes	Jonathan Goins		5/19/2022 13:01	5/19/2022 15:41	161	Yes	United States
Yes	Michael Skolnick		5/19/2022 13:01	5/19/2022 15:37	156	Yes	United States
Yes	Sarah Chiu		5/19/2022 13:02	5/19/2022 15:41	160	Yes	United States
Yes	Eva Lew		5/19/2022 14:46	5/19/2022 15:41	56	Yes	United States
Yes	Jihad Ali		5/19/2022 13:03	5/19/2022 15:41	159	Yes	United States

Yes	Dennis Boylan		5/19/2022 13:26	5/19/2022 15:41	136	Yes	United States
Yes	James P Templeton		5/19/2022 13:00	5/19/2022 15:41	161	Yes	United States
Yes	Leigh Whitaker		5/19/2022 13:02	5/19/2022 15:38	157	Yes	United States
Yes	12158435555		5/19/2022 14:09	5/19/2022 14:09	1	Yes	United States
Yes	Brandon Savran		5/19/2022 13:01	5/19/2022 14:50	110	Yes	United States
Yes	mina monavarian		5/19/2022 13:05	5/19/2022 15:41	157	Yes	United States
Yes	gkenney		5/19/2022 15:10	5/19/2022 15:31	22	Yes	United States
Yes	Ke Feng		5/19/2022 13:00	5/19/2022 15:41	161	Yes	United States
Yes	Kacie Liss		5/19/2022 13:06	5/19/2022 15:41	156	Yes	United States
Yes	Catherine Lamb	catherine.lamb@phila.gov	5/19/2022 13:01	5/19/2022 13:02	2	Yes	United States
Yes	Brian Wenrich		5/19/2022 13:10	5/19/2022 13:32	23	Yes	United States
Yes	Brian Wenrich		5/19/2022 13:34	5/19/2022 13:35	1	Yes	United States
Yes	Brian Wenrich		5/19/2022 13:35	5/19/2022 15:21	106	Yes	United States
Yes	Rich Leimbach		5/19/2022 13:05	5/19/2022 15:41	157	Yes	United States
Yes	Laura.Spina		5/19/2022 13:03	5/19/2022 15:41	159	Yes	United States
Yes	Marlene Schleifer		5/19/2022 13:08	5/19/2022 14:50	102	Yes	United States
Yes	Gabriel Gottlieb		5/19/2022 14:15	5/19/2022 15:41	87	Yes	United States
Yes	Scott Woodruff		5/19/2022 13:00	5/19/2022 14:50	110	Yes	United States
Yes	Aaron Holly		5/19/2022 13:00	5/19/2022 15:41	162	Yes	United States
Yes	Bruce Bohri		5/19/2022 14:55	5/19/2022 15:41	47	Yes	United States
Yes	Eileen Quigley		5/19/2022 13:00	5/19/2022 15:31	152	Yes	United States
Yes	Marco Di Gabriele		5/19/2022 13:52	5/19/2022 15:41	110	Yes	United States

#	Question	Asker Name	Asker Email	Answer	Question Time	Answered Time
1	May I speak? Applicant's lawyer here for 376 Delmar	Brandon Savran	'-	We'll get you unmuted.	5/19/2022 14:13	5/19/2022 14:14
2	David, the driveway is permitted by right. this discussion needs the applicant's advocate involved	Brandon Savran	'-		5/19/2022 14:15	
3	David, this slide does not include that the Commission can grant an approval that was denied in error	Brandon Savran	'-		5/19/2022 14:38	
4	This slide solely pertains to a deviation/variance. I would appreciate someone clarifying this	Brandon Savran	'-		5/19/2022 14:39	
5	How many times can staff speak and I can't?	Brandon Savran	'-	We're not able to control the conversation. It's in the acting chairman's hands.	5/19/2022 14:44	5/19/2022 14:45
6	can you help me speak?	Brandon Savran	'-	Mr Syrnick was notified	5/19/2022 14:46	5/19/2022 14:49
7	I WILL AGREE TO MOVE THE DOOR! VOLUNTARILY. with something in writing	Brandon Savran	'-		5/19/2022 14:46	
8	and this doesn't address the Commission's authority in the event of reviewer error	Brandon Savran	'-		5/19/2022 14:47	
9	There needs to be a separate vote on the error	Brandon Savran	'-		5/19/2022 14:49	